

COUNCIL  
AGENDA

NOV 29, 1976

THE COUNCIL OF  
THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A

DATE: MONDAY, NOVEMBER 29, 1976

TIME: 9:00 A.M.

PLACE: CITY COUNCIL CHAMBERS  
1 City Centre Drive  
Mississauga, Ontario

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ITEMS TO BE CONSIDERED:

1. FILE 140-76 - OFFICIAL PLAN REVIEW

General Committee Report of November 19 & 23, 1976.

2. FILE 120-76 - DEVELOPMENT POLICY

Report dated November 26, 1976, from the City Manager,  
Mr. I. F. Markson, with regard to Residential Development  
Levy Policy. To be received. By-law Available.

3. FILE 173-76 - JUDICIAL INQUIRY

It is expected that a report will be available from the  
City Solicitor regarding the Judicial Inquiry to be discussed  
"In Camera".

4. BY-LAWS

- (a) A By-law to adopt the Official Plan for the City of  
Mississauga.

FIRST READING REQUIRED

- (b) A By-law to adopt the Development Levies.

THREE READINGS REQUIRED

November 29, 1976

4. BY-LAWS CONTINUED

- (c) A By-law to adopt the standard form of the Financial Agreement.

THREE READINGS REQUIRED

- (d) A By-law to amend By-law No. 5500. (This by-law will place a temporary restriction on lands in the Blythe Road, Doulton Drive Area on Lots 1-17, R.P. 331. This is as recommended by Council on November 22, 1976.)

THREE READINGS REQUIRED

5. CONFIRMING BY-LAW

Verbal motion for required number of readings.

6. ADJOURNMENT



**City of Mississauga**

**MEMORANDUM**

To THE MAYOR AND MEMBERS OF COUNCIL From I. F. Markson,  
Dept. \_\_\_\_\_ Dept. City Manager

November 26th, 1976.

SUBJECT: RESIDENTIAL DEVELOPMENT LEVY POLICY  
Origin: City Council Resolution, May 7th, 1976.  
Comments: Attached are two reports dealing with the above noted.  
Report #1 deals with the amount of the Levy.  
Report #2 suggests the form of the Policy.

RECOMMENDATION: That the two reports attached hereto and dated November 26, 1976, with respect to the Residential Development Levy be adopted.

Atch:  
IFM/rr

c.c. Finance Commissioner,  
City Solicitor,  
S.M.T.

*I. F. Markson*  
I. F. Markson,  
City Manager.



REPORT #1 - NOVEMBER 26, 1976

TO: MEMBERS OF COUNCIL

FROM: Mr. I.F. Markson,  
City Manager.

RE: RESIDENTIAL DEVELOPMENT LEVY CALCULATION

On May 7, 1976, Council considered a staff report recommending an increase in levies required of developers to meet estimated gross capital expenditure requirements of \$970 per capita.

Council then adopted the following resolution:-

"The City Council adopt the report in principle of the City Manager, dated May 5, 1976, with respect to residential development levies, subject to:

1. A period of 10 weeks be allowed to afford the opportunity to the development industry and residents of the City of Mississauga to respond to the brief of the City Manager with a view towards either increasing or decreasing the proposed new levy.
2. During this interim period of 10 weeks the normal processing of development continue.
3. Whatever new final lot levy figure is finally adopted by Council, whether it be an increase or decrease to the proposed new figure, that that final figure be made retroactive to May 7, 1976."

Amendments to May 3 Report

Since May 7, 1976, there has been extensive review of the method of calculating the levy and a questioning of underlying assumptions, service levels, and unit costs by developers, individual Members of Council and the staff. These factors are open to discussion and Council must make the final decision. For their part, the staff have reassessed the position in light of all the comments and briefs submitted and the following changes to the gross expenditure requirement of \$970 per capita are recommended:

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- (1) Following publication of the recent Roads Needs Study which was prepared by independent consultants with participation by the Ministry of Transportation and Communication, it is suggested that the engineering element of the total levy requirement be adjusted. This study covers roads needs now existing and projected requirements for the next ten years as compared with the more limited five year period originally used in the May 3 staff report. On the basis of this more comprehensive and detailed review and revision of other requirements up to 1986 it is recommended that the basic engineering requirement included in the total gross levy requirement be increased from \$445 p.c. to \$572.27 p.c. (See Appendix A).
- (2) The recreation unit costs for indoor swimming pools included \$60,000 in respect of certain facilities which staff do not recommend be included in future designs. Accordingly, it is recommended that the unit cost for indoor pools be reduced to \$720,000 and that the recreation and parks requirements be reduced by \$1.20 per capita to \$302.60 per capita. (See Appendix B).
- (3) General government was originally included in the gross levy requirement of \$970 per capita at \$50.00 per capita. The actual calculated amount is \$48.84 per capita. It is recommended that the exact per capita amount be substituted - a reduction of \$1.16 per capita.
- (4) Original calculations as per the May 3 report were made in November 1975 and all unit costs are essentially

levy requirement of \$970 should be collected although it seems to have been generally assumed that the total amount should be collected from residential development only. While many of the capital facilities are oriented to providing services to people and not to property, there is no question that commerce and industry are substantial beneficiaries from services such as roads and storm drainage. Accordingly, it is recommended that both commercial and industrial development should continue to contribute through the acreage levies for arterial roads and watercourse improvements. It is estimated that over the long term these revenues would enable the levy otherwise required from residential development to be decreased by \$111 per capita.

Summary

Given the foregoing recommendations, the following is the revised situation:-

Comparison of gross levy requirements:

|                        | <u>May 3 Report</u><br>\$ per capita | <u>Now Recommended</u><br>\$ per capita |
|------------------------|--------------------------------------|-----------------------------------------|
| Transit                | 101.00                               | 101.00                                  |
| Library                | 59.73                                | 59.73                                   |
| Fire                   | 9.74                                 | 9.74                                    |
| Recreation and Parks   | 303.80                               | 302.60                                  |
| Engineering            | 445.00                               | 572.27                                  |
| General government     | 50.00                                | 48.84                                   |
|                        | <u>969.27 (\$970)</u>                | 1,094.18                                |
| Indexing for inflation |                                      | <u>64.56</u>                            |
|                        |                                      | <u>1,158.74</u>                         |

/continued...

- (4) in terms of November 1975 or earlier prices. The May 3 report recommended that the levy requirement be updated periodically by the application of the Southam Construction Index. As these costs are now at least twelve months out of date, it is recommended that the base costs now be inflated in line with the same index for October 1976 as compared with the index for October 1975. After allowing for the foregoing recommended adjustments, the total gross expenditure requirement would be increased by 5.9 per cent to \$1,158.74 per capita. (See Appendix C).

#### Application of Subsidies

The staff proposal for a gross levy, i.e. discounting possible future capital subsidy revenues from senior levels of government, has been the subject of much criticism from the development industry. The staff have reconsidered this question with a view to finally adopting a net levy and recommend that subsidy be deducted from gross development levy requirements. Since the future subsidy policies of senior levels of government are conjectural, such a course of action carries the attendant risk that any shortfall in projected subsidy would be at the expense of existing as well as new residents. The method of estimating the amount of subsidy to be deducted from gross requirements must necessarily be arbitrary. (See Appendix D).

#### Distribution of Levy

The May 3 report did not address the issue of how the total

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|                                         |                      |                      |
|-----------------------------------------|----------------------|----------------------|
|                                         |                      | <u>\$ per capita</u> |
| Gross levy requirements (revised        |                      | 1,094.18             |
| Indexing per Southam Construction Index |                      | <u>64.56</u>         |
| (October 1975 - October 1976)           |                      | 1,158.74             |
| Less:                                   | <u>\$ per capita</u> |                      |
| Subsidy                                 | 106.00               |                      |
| Arterial road and watercourse           |                      |                      |
| levies                                  | <u>111.00</u>        | <u>217.00</u>        |
| Net amount of levy requirement -        |                      |                      |
| Residential                             |                      | <u>941.74 p.c.</u>   |

Policy Paper

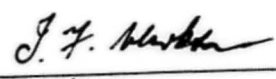
In order to consolidate residential levy requirements into a single comprehensive document a levy policy paper has been prepared based on the original Report to Council (on May 7, 1976) and the adjustments now recommended.

Recommendation

It is recommended that:

- (1) Council approve the adjustments increasing the gross levy requirement (per capita) to \$1,158.74 and,
- (2) That an allowance for subsidy in the amount of \$106 per capita be deducted from the gross levy requirements and,
- (3) Council adopt the policies as outlined in the Policy Paper.

  
D.A.R. Ogilvie  
Commissioner of Finance

  
I.F. Markson  
City Manager

APPENDIX A

ENGINEERING AND PUBLIC WORKS  
REVISION OF NEEDS

|                                                  | <u>\$</u>           |
|--------------------------------------------------|---------------------|
| Roads expenditure requirements (1976-86) - gross | \$85,735,000        |
| Deduct non-growth requirements - gross           | <u>18,356,000</u>   |
| Gross expenditure attributable to growth         | <u>\$67,379,000</u> |

|                                       |   |         |
|---------------------------------------|---|---------|
| Anticipated population growth 1976-86 | = | 145,000 |
|---------------------------------------|---|---------|

|                                                            |   |                 |
|------------------------------------------------------------|---|-----------------|
| Therefore average gross per capita expenditure requirement | = | <u>\$464.68</u> |
|------------------------------------------------------------|---|-----------------|

Drainage

|                                           |                     |
|-------------------------------------------|---------------------|
| Expenditure requirement (1976-86) - gross | \$22,000,000        |
| Deduct non-growth requirements - gross    | <u>11,000,000</u>   |
| Gross expenditure attributable to growth  | <u>\$11,000,000</u> |

|                                       |   |         |
|---------------------------------------|---|---------|
| Anticipated population growth 1976-86 | = | 145,000 |
|---------------------------------------|---|---------|

|                                                            |   |                 |
|------------------------------------------------------------|---|-----------------|
| Therefore average gross per capita expenditure requirement | = | <u>\$ 75.86</u> |
|------------------------------------------------------------|---|-----------------|

Other facilities - (grade separations, streetlighting, etc.)

|                                           |                     |
|-------------------------------------------|---------------------|
| Expenditure requirement (1976-86) - gross | \$32,000,000        |
| Deduct non-growth requirements - gross    | <u>27,400,000</u>   |
| Gross expenditure attributable to growth  | <u>\$ 4,600,000</u> |

|                                       |         |
|---------------------------------------|---------|
| Anticipated population growth 1976-86 | 145,000 |
|---------------------------------------|---------|

|                                                            |   |                 |
|------------------------------------------------------------|---|-----------------|
| Therefore average gross per capita expenditure requirement | = | <u>\$ 31.73</u> |
|------------------------------------------------------------|---|-----------------|

Total growth related expenditure requirements (per capita) for engineering and public works is:

|          | <u>\$ p.c.</u>  |
|----------|-----------------|
| Roads    | \$464.68        |
| Drainage | 75.86           |
| Other    | <u>31.73</u>    |
|          | <u>\$572.27</u> |

APPENDIX B

PARKS AND RECREATION  
REVISION OF INDOOR POOL COST

Original

Original Unit Cost for indoor pools as per Appendix G  
of May 3rd Report: \$780,000

Revised

Revised unit cost for indoor pools \$720,000

Adjustment

|                    |                  |
|--------------------|------------------|
| Original unit cost | \$780,000        |
| Revised unit cost  | <u>720,000</u>   |
| Reduction per unit | \$ <u>60,000</u> |

Population served = 510,000

Number of pools required = 10.2

Total cost reduction =  $10.2 \times \$60,000 =$  \$612,000

Total reduction per capita  $\frac{\$612,000}{510,000} =$  \$1.20

Total parks and recreation levy requirement was \$303.80 p.c.  
Deduct adjustment 1.20 p.c.

Revised total parks and recreation levy requirement \$302.60 p.c.

APPENDIX C

SOUTHAM CONSTRUCTION INDEX

Levy unit costs in the May 3rd report were based on prices generally prevailing in November 1975 or prior.

The latest available Southam Construction Index, Ontario Series, Composite Component is for October 1976 when the index stood at 337.3. A year earlier, in October 1975, the index stood at 316.2 giving an inflation factor over a twelve-month period of 5.9 per cent.

On this basis the gross levy requirement of \$970 p.c. in the May 3rd Report should be increased for inflation to \$1,035 p.c. After allowing for the gross levy adjustments now proposed in this report the total levy requirement (gross) would be \$1,158.74 per capita.



APPENDIX D

ALLOWANCE FOR SUBSIDY

In theory, the amount of subsidy receivable under percentage subsidy programmes would be related to the service level being implemented at a given point in time. In practice, provincial subsidy programmes are not completely open-ended and some form of limitation or ceiling generally applies. Thus subsidy may not be available at levels of service significantly higher than has been historically tested.

The City's subsidy experience has been reviewed from two points of view, viz. the subsidy applicable in respect of current replacement service level, and the subsidy received over an extended period of years.

Current Service Level

It is estimated that, in per capita terms and assuming the applicability of present subsidy policies, the amount of subsidy available to the City would be as follows:

|             | <u>\$ p.c.</u>  |
|-------------|-----------------|
| Transit     | \$37.50         |
| Recreation  | 8.84            |
| Engineering | <u>58.00</u>    |
|             | <u>\$104.34</u> |

The following conditions were assumed:

- . transit grant is 75 per cent of gross capital expenditure without limit,
- . subsidy is available at the lesser of \$75,000 or 25 per cent of gross cost for arenas, community centres, pools, ice surfaces (outside) and tennis courts,

continued/2

. engineering capital subsidy is subject to an annual ceiling of \$1.35 million and will be prorated between "growth" and "non growth" expenditure. Per capita calculation is based on an average annual population growth of 15,000.

#### Historical Approach

For the period 1967-1975, total capital subsidy receipts amounted to \$13.5 million. Population growth over the same period was 127,435. Assuming all subsidy was related to "growth" expenditure, the average per capita rate of subsidy for new population (1967-1975) was \$106.

#### Improved Service Levels

Improved service levels (above current) could indicate higher subsidy levels for transit and recreation, but not for engineering which is limited by both subsidy ceilings and the fact that current and target service level are the same for this service.

#### Conclusion

Both current and historical evidence indicate a per capita subsidy allowance of about \$105. Future changes in service levels and subsidy expectations could be allowed for at the time of the annual review of levy requirements previously advocated. Council might wish to effect a subsidy rebate based on the moving average per capita rate of subsidy experienced over a period of years as this would recognize improvements in the subsidy position but would avoid sharp fluctuations in the subsidy rebate based on a single year's exceptional circumstances.

REPORT NO. 2

CITY OF MISSISSAUGA  
DEVELOPMENT LEVY POLICY  
(RESIDENTIAL)

PURPOSE OF  
POLICY:

Urban growth requires significant capital expenditure and new development, whether residential, commercial, or industrial, should bear the cost of the growth-related portion of such capital expenditures.

So that municipal services can continue to be delivered within a framework of sound financial management, it is necessary to forecast, measure and know, the size of the capital expenditures required by new development.

It is believed that in order to receive 510,000 additional residents, and to accommodate the future development of approximately 15,000 acres of commercial and industrial lands, Mississauga will incur the expenditure of \$600,000,000. † referable to that growth.

Therefore, the City will require that a "once only" financial contribution be made in respect of new development, in order to defray that portion of the cost of delivering municipal services which are required by or attributable to that new development.

GROSS  
DEVELOPMENT  
LEVY:

For purposes of measurement only, the capital expenditures referred to above as being attributable to growth, may be expressed in terms of population increase at the rate of \$1158.74 per capita; and this amount may

then be referred to as the Gross Development Levy.

However, since not all of this per capita sum is required by or attributable to residential growth, not all of the sum should be charged to residential growth, and commercial and industrial development will therefore be required to bear an appropriate share of the capital costs of growth.

RESIDENTIAL  
DEVELOPMENT  
LEVY:

That portion of the Gross Development Levy (\$1158.74) to be charged against residential growth, may be referred to as the Residential Development Levy. A separate policy statement will be issued with regard to the Commercial and Industrial Development Levy.

AMOUNT:

The Residential Development Levy is calculated in Schedule "J" attached hereto and is hereby established at \$ 941.74 per capita.

When this Residential Development Levy is incorporated into a Financial Agreement as hereinafter required, it will be expressed and calculated in terms of "Dwelling Units" using current population statistics supplied by the Planning Department of the City.

MODE OF  
PAYMENT:

● ) Financial  
Agreement

As a condition of releasing a plan of subdivision for registration, and as a condition of passing a rezoning by-law, the City will require every land developer to enter into a Financial Agreement in the appropriate form, and the Residential Development Levy as set by Council from time

to time shall be incorporated into such Financial Agreement. The general form of Financial Agreement in use in conjunction with a plan of subdivision is attached hereto as Schedule "H", and the general form of Financial Agreement used in conjunction with a rezoning application is attached hereto as Schedule "I".

(2) Condition  
of  
Severance

The City anticipates that the Land Division Committee will support this Residential Development Levy policy by requiring, as a condition of every land severance granted, that the Residential Development Levy (as incorporated into the Financial Agreements), be paid in respect of all building lots created by severance, excepting therefrom any lot upon which an habitable residence was in existence as of the date of severance.

PURPOSE OF THE  
RESIDENTIAL  
DEVELOPMENT  
LEVY:

The Residential Development Levy pays that part of the capital cost of growth assigned to residential development, and the Levy will be used specifically in the following areas;

1. Mississauga Public Transit (excluding any provision for medium-capacity or light-rail transit) in accordance with Schedule "A" hereto.
2. Library, in accordance with Schedule "B" hereto.
3. Fire Protection, in accordance with Schedule "C" hereto.

4. Parks and Recreation Facilities, in accordance with Schedule "D" hereto.
5. Engineering and Public Works, in accordance with Schedule "E" hereto.
6. General Government, in accordance with Schedule "F" hereto.

OTHER CITY  
REQUIREMENTS  
ARE CONTINUED:

In addition to the Residential Development Levy, every developer of land shall continue to be required to emplace the municipal works and services set in Schedule "G" hereto, and the Residential Development Levy is therefore in addition to the requirements of Schedule "G" and not in lieu thereof.

The obligation to emplace those works and services shall be incorporated into the usual form of Engineering Agreement which shall be entered into co-incidentally with the Financial Agreement.

Where a developer of land is unable or unwilling to emplace any of the facilities or works set out in Schedule "G" hereto, the developer shall pay to the City the money required to enable the City to emplace the facilities or works at its discretion. The obligation to pay such money may be set out in either the Financial Agreement or the Engineering Agreement.

**NO EXEMPTIONS:**

No residential development is exempted from this policy, and all residential development, whether constructed for the general public or for special-needs groups, will be required to pay the Residential Development Levy unless specifically exempted from this policy by a Resolution of Council.

**CERTAIN  
EXCLUSIONS:**

Commercial and industrial developments are excluded from the application of this policy, and the financial and other contributions and requirements, presently payable or made in respect of commercial and industrial development, are not affected by this policy.

**ANNUAL  
REVIEW:**

The Chief Administrative Officer shall review this policy annually, and shall report to Council the results of that review on or before the 31st of October in each year. The review shall be done in consultation with all City departments and shall consider all aspects of this policy including the amount of the Gross Development Levy, and the effect of applying the Southam Construction Index (Ontario Series).

The report shall recommend the amount of both the Gross Development Levy and the Residential Development Levy for the succeeding year calculated as shown on Schedule "J" hereto, and in making that recommendation, particular attention shall be paid to the following;

(a) New Municipal Services

Where, in addition to the services and facilities dealt with Schedule "A", "B", "C", "D", "E", and "F" hereto, Council has decided to supply a new or expanded municipal work, facility, or service, the part of the capital cost of such new or expanded work, facility, or service which is attributable to growth shall be calculated and the Gross Development Levy shall be adjusted accordingly.

(b) Discontinued Municipal Services

Where Council has decided to discontinue or decrease a municipal work, service, or facility set out in Schedules "A", "B", "C", "D", "E", and "F" hereto, and a part of the capital cost of that discontinued or decreased work, service or facility was attributable to growth, the Gross Development Levy shall be reduced by the appropriate amount.

(c) Subsidies

Where the City has, during the fiscal year immediately preceeding the review, received money from the Provincial or the Federal Government for the purpose of helping to defray the costs of the services and facilities set out in Schedules "A", "B", "C", "D", "E", and "F" hereto, the Residential Development Levy may be adjusted in accordance with such receipts, as shown in Schedule "J" hereto using the applicable moving historical average.



(d) Development Levies on Commercial and Industrial Growth

The Residential Development Levy may be further adjusted by reference to the amount of money to be collected from the Commercial and Industrial Development Levy as shown in Schedule "J" hereto.

EXISTING FINANCIAL  
AGREEMENTS  
HONOURED:

As a result of the Chief Administrative Officer's annual review and report, Council may increase or decrease the Gross Development Levy or the Residential Development Levy, but no Residential Development Levy, which is the subject of an existing Financial Agreement, will be increased except in accordance with the terms of that Financial Agreement. Similarly, if the Residential Development Levy is decreased, the terms of existing Financial Agreements may be amended accordingly with respect to unpaid Residential Development Levies, but no rebate shall be granted on any Residential Development Levy which has already been paid in compliance with the terms of a Financial Agreement.

NO REBATES:

RESIDENTIAL  
DEVELOPMENT LEVY  
MAY BE ADJUSTED:

Council intends that this policy apply equally to all new residential development, but recognizes that as of the effective date of this policy, not all developers of land are in the same stage of planning or construction, and that some may have already emplaced expensive and extensive services, works, or facilities in advance of need or demand, and perhaps beyond the requirements of their own development area. Also, some developers of

(1) Existing  
Over-  
Commitment

land may have paid money to the City, to be used in the future to build facilities and works, or to provide services, as demand arises. These situations may be referred to as "over-commitment", inasmuch as all or part of such "over-commitment" may be already accounted for in the amount of the Residential Development Levy.

On the opposite side much land is still in a raw undeveloped state where no such commitments have been made.

Therefore, where requested by a developer of land, Council will consider particular situations of over-commitment, and where warranted, Council may adjust the Residential Development Levy so that as far as possible the financial impact of this policy will be borne evenly and fairly by all new residential development.

(2) Grants

Where in respect of a particular residential development, the City receives a grant of money from the Government of Ontario, the Federal Government, or any other source, and that grant is not a subsidy specifically paid to defray the costs of any of the services, works, or facilities set out in Schedules "A", "B", "C", "D", "E", and "F" hereto, the terms of the Financial Agreement applicable to that particular residential development may be adjusted to reflect the receipt by the City, of such grant.

- (3) Provision of Work, Service, or Facility in Lieu of Cash
- In the event that a developer of land prefers to emplace a work, service, or facility set out in Schedules "A", "B", "C", "D", "E", or "F" hereto, he may do so only with the approval of Council expressed in the form of a Resolution; and where Council approves of such emplacement, the Resolution may provide for a proportionate reduction of the Residential Development Levy paid pursuant to the terms of the applicable Financial Agreement.

ONLY RESIDENTIAL  
DEVELOPMENT  
LEVY POLICY:

This policy replaces all previous City policies requiring financial contributions or the provision of works, facilities, and services in respect of residential development. This policy specifically replaces the following:

- (i) a document described as a "Development Agreement" dated October 24th, 1968, and entered into between Don Mills Developments Limited, and the Corporation of the Town of Mississauga.
- (ii) a document described as a "Development Agreement" dated October 28th, 1968, and entered into between Markborough Properties Limited, and the Corporation of the Town of Mississauga.
- (iii) a document described as a "Development Agreement, dated November 25th, 1968, and entered into between S.B. McLaughlin and Associates Limited, and the Corporation of the Town of Mississauga.

- (iv) any documents entered into by the former Corporation of the Town of Mississauga or the Corporation of the City of Mississauga the intent of which was to amend any of the documents referred to in paragraphs (i), (ii) or (iii) above.

This policy shall not be taken to alter the terms of any existing Financial Agreement entered into by the Corporation of the City of Mississauga, or any of its predecessor municipalities, except as specifically provided for above, and this policy shall in respect of all existing Financial Agreements be applied in accordance with the terms of such Agreements.

EFFECTIVE DATE:

This policy is effective as of the date of its adoption by Council and its provisions will be incorporated into all proposed Financial Agreements in respect of which no by-law has been passed by Council to authorize the execution thereof.

SCHEDULE "A"

SERVICE LEVEL GOALS  
TRANSIT DEPARTMENT

|                             |   |                        |
|-----------------------------|---|------------------------|
| Buses                       | - | 1 per 1,000 population |
| Shelters                    | - | 1 per 1,000 population |
| Stops                       | - | 1 per 100 population   |
| Storage & maintenance bldg. | - | 1,000 sq. ft. per bus  |
| Land for bldg.              | - | .05 acres per bus      |

Capital Cost of Providing Service  
Level Goals to Anticipated New  
Population of 510,000:

|                                                 |                     |
|-------------------------------------------------|---------------------|
| 510 Buses @ \$65,000 each                       | \$33,150,000        |
| 510 Shelters @ \$1,500 each                     | 765,000             |
| 5,100 Stops @ \$50 each                         | 255,000             |
| 510,000 sq. ft. of bldg.<br>@ \$30. per sq. ft. | 15,300,000          |
| 25.5 Acres of land<br>@ \$80,000 per acre       | 2,040,000           |
| TOTAL COST                                      | <u>\$51,510,000</u> |

PER CAPITA EQUIVALENT: \$ 101.00

SERVICE LEVEL GOALS

LIBRARY BOARD

|                                                  |   |                                 |
|--------------------------------------------------|---|---------------------------------|
| 1 Central Library for City                       | ) |                                 |
| 1 District Library per 50-100,000 population     | ) | 1 Library per 25,800 population |
| 1 Neighbourhood Library per 15-30,000 population | ) |                                 |

0.672 Sq.ft. of Library per Capita

2.613 Volumes per Capita

(Libraries should generally be separated by no more than two miles to permit a maximum walking distance of one mile.)

Capital Cost of Providing Service Level Goals to Anticipated New Population of 510,000:

|                                                                            |              |
|----------------------------------------------------------------------------|--------------|
| 342,720 Sq.ft. of building<br>@ \$50 per sq.ft. (including<br>furnishings) | \$17,136,000 |
|----------------------------------------------------------------------------|--------------|

|                                        |            |
|----------------------------------------|------------|
| 1,332,630 Volumes<br>@ \$10 per volume | 13,326,300 |
|----------------------------------------|------------|

|            |                     |
|------------|---------------------|
| TOTAL COST | <u>\$30,462,300</u> |
|------------|---------------------|

|                        |                |
|------------------------|----------------|
| PER CAPITA EQUIVALENT: | <u>\$59.73</u> |
|------------------------|----------------|

SCHEDULE "C"

Page 1

SERVICE LEVEL GOALS

FIRE DEPARTMENT

Stations should be located so that all residences and commercial/industrial establishments within the Municipality are within a two mile response zone of at least one fire facility. The stations should be located so that response zones at least partially overlap in order to provide adequate primary backup response.

2 Trucks for the first 20-30,000 population

1 Truck for the next 20,000 population

1 Truck for each additional 40,000 population

(The truck composition, i.e. aerial/pumper mix, is determined by development type; high-rise and commercial/industrial developments require aerial equipment)

2,750 Sq.ft. of station per truck

1 Acre of land per station

Total Capital Cost for All Zones:

\$ 4,965,000.

PER CAPITA EQUIVALENT:

\$ 9.74

FIRE DEPARTMENT

Capital Cost of Providing Service Level Goals  
to Anticipated New Population of 510,000:

Zone I (see map 1)

Current Population: 190,000  
Ultimate Population: 425,000  
New Population: 235,000 (39,167/station)  
Response zone coverage is adequate (see map 2), but must add  
equipment to all stations to accommodate an additional popula-  
tion of approximately 40,000/station.

Station #1:

Station Expansion: 2,750 sq.ft. @ \$40/sq.ft. \$110,000  
Land for Expansion: Nil  
Trucks: 1 Pumper @ \$85,000 85,000  
Sub-total \$195,000

Station #2 & #3: must be replaced since there is no room for  
expansion. Although 11,000 sq.ft. of building  
and 1 acre of land will be required for each  
station in total, only 5,500 sq.ft. and 1/2 acre  
are charged to new growth.

Replacement Station: 5,500 sq.ft. @ \$40/sq.ft. \$220,000  
Land: 1/2 acre @ \$80,000/acre 40,000  
New Trucks: 1 new pumper @ \$85,000 ea. 85,000  
1 new aerial @ \$115,000 ea. 115,000  
Sub-total \$460,000  
2 x Sub-total \$920,000

Stations #4, 6, 7:

Station Expansion: 5,500 sq.ft. @ \$40/sq.ft. \$220,000  
Land for Expansion: 1/2 acre @ \$80,000/acre 40,000  
Trucks: 2 new pumpers @ \$85,000ea. 170,000  
Sub-total \$430,000  
3 x Sub-total \$1,290,000

Sub-total for Zone I: \$2,405,000



SCHEDULE "C"

Page 3

Appendix 1

Zone II (see map 1)

|                                                                                                                                                                                                                                                                                                                                              |                            |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------|
| Current Population:                                                                                                                                                                                                                                                                                                                          | 30,000                     |                |
| Ultimate Population:                                                                                                                                                                                                                                                                                                                         | 30,000                     |                |
| New Population:                                                                                                                                                                                                                                                                                                                              | -                          |                |
| Response zone is adequate around station #5 for Malton alone, but major industrial lands between Dixie Road and the Airport necessitate a new station. The new station would also provide standard level backup for station #5 (current backup is insufficient). The proposed location is on Britannia Road east of Dixie Road (see map #3). |                            |                |
| New Station:                                                                                                                                                                                                                                                                                                                                 | 5,500 sq.ft. @ \$40/sq.ft. | \$220,000      |
| Land:                                                                                                                                                                                                                                                                                                                                        | 1 acre @ \$80,000/acre     | 80,000         |
| New Trucks:                                                                                                                                                                                                                                                                                                                                  | 1 pumper @ \$85,000 ea.    | 85,000         |
|                                                                                                                                                                                                                                                                                                                                              | 1 aerial @ \$115,000 ea.   | <u>115,000</u> |
|                                                                                                                                                                                                                                                                                                                                              |                            | \$500,000      |

Sub-total for Zone II: \$500,000

Zone III (see map 1)

|                                                                                                                                                                                                                                                                                                                                                                                                               |                             |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------|
| Current Population:                                                                                                                                                                                                                                                                                                                                                                                           | 20,000                      |                |
| Ultimate Population:                                                                                                                                                                                                                                                                                                                                                                                          | 295,000                     |                |
| New Population:                                                                                                                                                                                                                                                                                                                                                                                               | 275,000                     |                |
| One Station (#8) in Streetsville is inadequate to provide proper response coverage for this area as it develops to its ultimate size and extent. Two new stations replacing station #8 are suggested to provide standard level response and backup coverage (see map #3). Each of the two new stations would provide protection for approximately 150,000 people and significant industrial/commercial lands. |                             |                |
| New Station:                                                                                                                                                                                                                                                                                                                                                                                                  | 13,750 sq.ft. @ \$40/sq.ft. | \$550,000      |
| Land:                                                                                                                                                                                                                                                                                                                                                                                                         | 1 acre @ \$80,000/acre      | 80,000         |
| New Trucks:                                                                                                                                                                                                                                                                                                                                                                                                   | 2 pumpers @ \$85,000 ea.*   | 170,000        |
|                                                                                                                                                                                                                                                                                                                                                                                                               | 2 aerials @ \$115,000 ea.   | <u>230,000</u> |
|                                                                                                                                                                                                                                                                                                                                                                                                               | Sub-total                   | \$1,030,000    |
|                                                                                                                                                                                                                                                                                                                                                                                                               | 2 x Sub-total               | \$2,060,000    |

\*1 old pumper from station #8 is assigned to each new station. The total truck complement at each station is 3 pumpers and 2 aerials which is slightly below standard for the population size covered.

Sub-total for Zone III: \$2,060,000

|                                          |                    |
|------------------------------------------|--------------------|
| <u>Total Capital Cost for All Zones:</u> | <u>\$4,965,000</u> |
|------------------------------------------|--------------------|

FIRE EQUIPMENT FOR ASSUMED DEVELOPMENT

Station #1: Station expanded by 2,750 sq.ft.  
3 pumpers (2 old; 1 new)  
1 aerial (old)

Station #2: New 11,000 sq.ft. station  
3 pumpers (2 old; 1 new)  
1 aerial (new)

Station #3: New 11,000 sq.ft. station  
3 pumpers (2 old; 1 new)  
1 aerial (new)

Station #4: Station expanded by 5,500 sq.ft.  
4 pumpers (2 old; 2 new)

Station #5: Station remains as is  
2 pumpers (old)

Station #6: Station expanded by 5,500 sq.ft.  
3 pumpers (1 old; 2 new)  
1 aerial (old)

Station #7: Station expanded by 5,500 sq.ft.  
3 pumpers (1 old; 2 new)  
1 aerial (old)

Station #8: Station replaced (1 truck to each of #9 and #10).

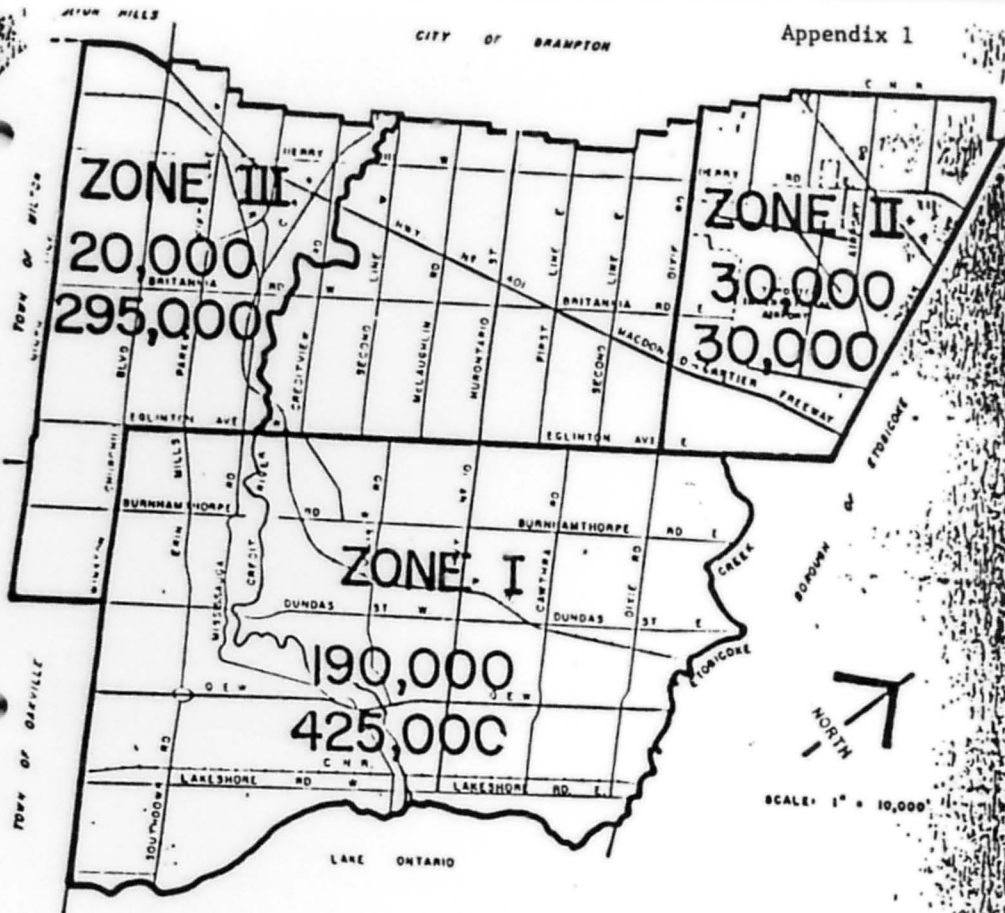
## New Locations:

Station #9: (Erin Mills Cent-2 location)  
New 13,750 sq.ft. station  
3 pumpers (2 new; 1 from #8)  
2 aerials (new)

Station #10: (Meadowvale West location)  
New 13,750 sq.ft. station  
3 pumpers (2 new; 1 from #8)  
2 aerials (new)

Station #11: (Britannia & Bramalea Road location)  
New 5,500 sq.ft. station  
1 pumper (new)  
1 aerial (new)

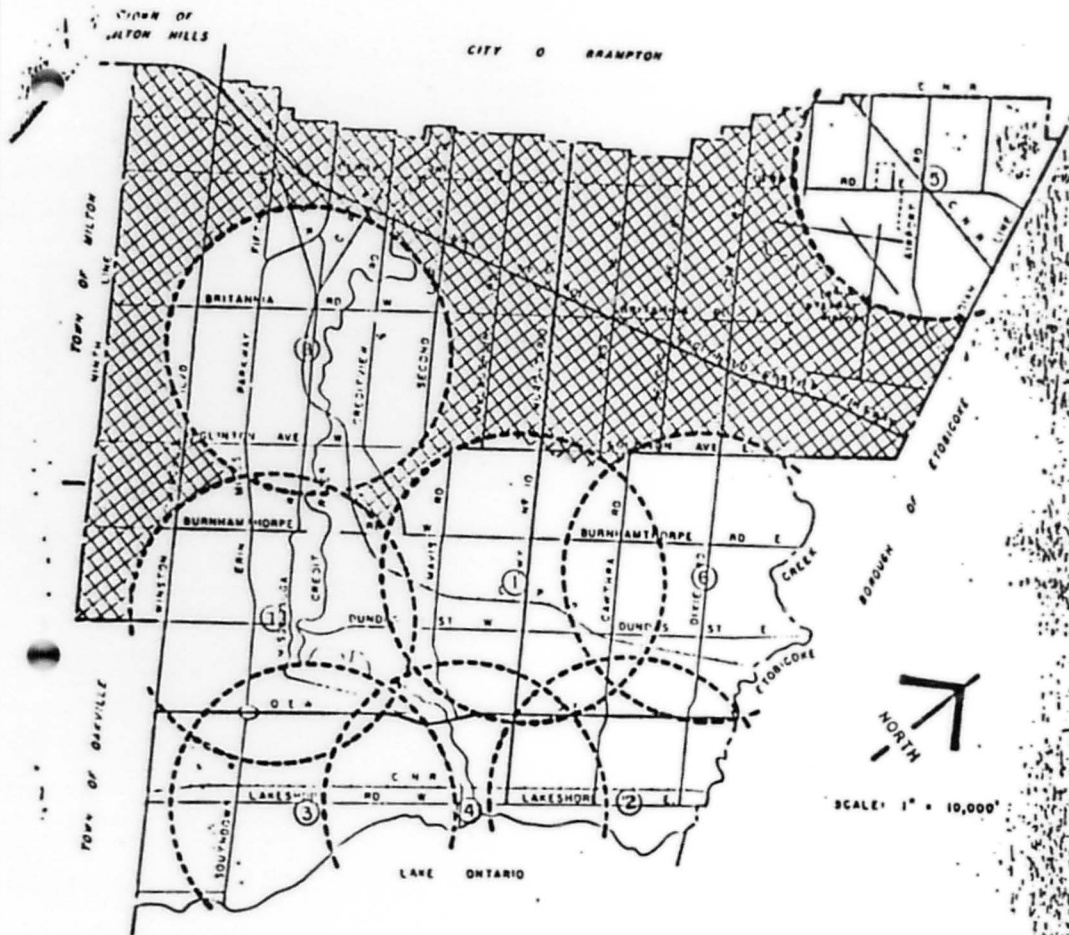
|                |             |                             |
|----------------|-------------|-----------------------------|
| <u>TOTALS:</u> | 10 Stations | 1 Station/75,000 population |
|                | 38 Trucks   | 1 Truck/19,737 population   |
|                | 28 pumpers  | 1 pumper/26,785 population  |
|                | 10 aerials  | 1 aerial/75,000 population  |



**MAP I**  
EXISTING AND ASSUMED  
POPULATION DISTRIBUTION

**LEGEND**  
EXISTING POPULATION  
ASSUMED POPULATION

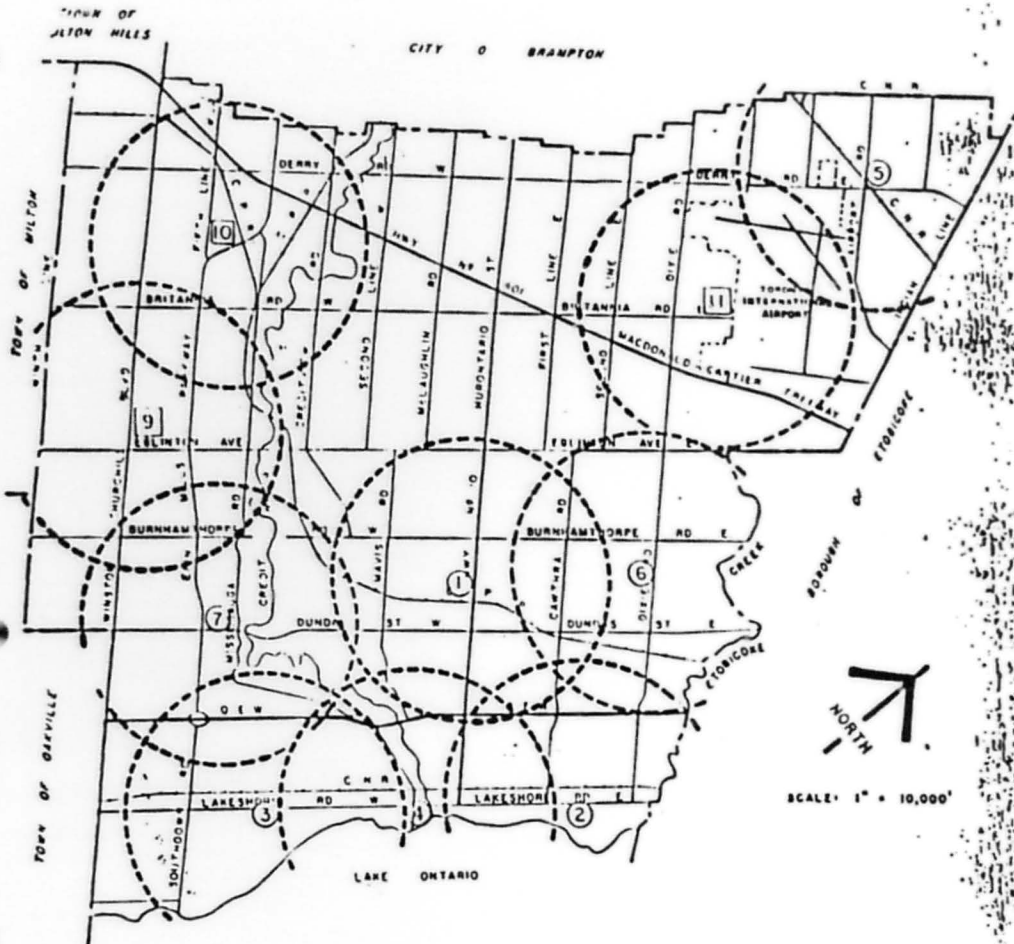
Appendix 1



**MAP 2**  
**EXISTING FIRE STATIONS**  
**AND TWO MILE RESPONSE ZONES**

**LEGEND**

-  FIRE STATIONS
-  TWO MILE RESPONSE ZONE
-  GROWTH ZONES  
REQUIRING NEW STATIONS



**MAP 3**  
**PROPOSED FIRE STATION LOCATIONS**  
**FOR ULTIMATE DEVELOPMENT**

- LEGEND**
- EXISTING LOCATIONS
  - ESTIMATED NEW LOCATIONS
  - TWO MILE RESPONSE ZONES

SERVICE LEVEL GOALS  
RECREATION AND PARKS DEPARTMENT

Neighbourhood

|                               |                         |
|-------------------------------|-------------------------|
| Softball Diamonds (unlighted) | 1 per 5,000 population  |
| Minor Soccer Pitches          | 1 per 5,000 population  |
| Tennis Courts                 | 1 per 10,000 population |
| Playgrounds                   | 1 per 2,500 population  |
| Acreage ***                   |                         |

District

|                                  |                         |
|----------------------------------|-------------------------|
| Arenas                           | 1 per 25,000 population |
| Outside Ice Surfaces             | 1 per 25,000 population |
| Baseball Diamonds (unlighted)    | 1 per 10,000 population |
| Baseball Diamonds (lighted)      | 1 per 50,000 population |
| Community Centres                | 1 per 50,000 population |
| Lacrosse Boxes                   | 1 per 20,000 population |
| Pools: Outdoor                   | 1 per 30,000 population |
| Indoor                           | 1 per 50,000 population |
| Softball Diamonds (lighted)      | 1 per 50,000 population |
| Major Soccer Pitches (unlighted) | 1 per 5,000 population  |
| Major Soccer Pitches (lighted)   | 1 per 50,000 population |
| Tennis Courts                    | 1 per 10,000 population |
| Major Playgrounds                | 1 per 50,000 population |
| Acreage ***                      |                         |

\*\*\*Pursuant to the Planning Act R.S.O. 1970, c. 349 as amended, this acreage is required, by City development policy, to be dedicated free of charge, at the rate of 2.5 acres per 1,000 population in total for Neighbourhood and District Parks.

Major Open Space

|              |                                |
|--------------|--------------------------------|
| Acreage **** | 2.5 acres per 1,000 population |
|--------------|--------------------------------|

\*\*\*\* This acreage is not required to be dedicated by City development policy. It is purchased by the City, or leased, or acquired by gift.

Capital Cost of Providing Service  
Level Goals to Anticipated New  
Population of 510,000:

Neighbourhood Facilities

|                                                     |             |
|-----------------------------------------------------|-------------|
| 102 Softball Diamonds<br>(unlighted) @ \$5,000 each | \$ 510,000  |
| 102 Minor Soccer Pitches<br>@ \$600 each            | 61,200      |
| 51 Tennis Courts<br>@ \$15,000 each                 | 765,000     |
| 204 Playgrounds<br>@ \$10,000 each                  | 2,040,000   |
| Acreage *                                           | <u>NIL</u>  |
| Sub-Total                                           | \$3,376,200 |

\* No cost calculated since it is assumed that developers will continue to dedicate land at 2.5 acres per 1,000 population for Neighbourhood and District Parks, prepare the lands, and emplace facilities, and works in accordance with Schedule "G".

District Facilities

|                                                     |               |
|-----------------------------------------------------|---------------|
| 20.4 Arenas @ \$1,000 each                          | \$ 20,400,000 |
| 20.4 Outside Ice Surfaces<br>@ \$220,000 each       | 4,488,000     |
| 51 Baseball Diamonds<br>(unlighted) @ \$10,000 each | 510,000       |
| 10.2 Baseball Diamonds<br>(lighted) @ \$45,000 each | 459,000       |
| 10.2 Community Centres<br>@ \$800,000 each          | 8,160,000     |
| 25.5 Lacrosse Boxes<br>@ \$30,000 each              | 765,000       |
| 17 Outdoor Pools<br>@ \$300,000 each                | 5,100,000     |
| 10.2 Indoor Pools<br>@ \$720,000 each               | 7,314,000     |

(continued)



SCHEDULE "D"  
(Page 3)

District Facilities (continued)

|                                                     |               |
|-----------------------------------------------------|---------------|
| 10.2 Softball Diamonds<br>(lighted) @ \$30,000 each | \$ 306,000    |
| 102 Major Soccer (unlighted)<br>@ \$800 each        | 81,600        |
| 10.2 Major Soccer (lighted)<br>@ \$35,800 each      | 365,160       |
| 51 Tennis Courts @ \$15,000 each                    | 765,000       |
| 10.2 Playgrounds @ \$20,000 each                    | 204,900       |
| Sub-Total                                           | \$ 48,947,760 |

Major Facilities

|                                |               |
|--------------------------------|---------------|
| 1275 Acres @ \$80,000 per acre |               |
| Sub-Total                      | \$102,000,000 |

|            |                      |
|------------|----------------------|
| TOTAL COST | <u>\$154,323,960</u> |
|------------|----------------------|

|                        |                 |
|------------------------|-----------------|
| PER CAPITA EQUIVALENT: | <u>\$302.60</u> |
|------------------------|-----------------|



SCHEDULE "E"

(Page 1)

ENGINEERING, WORKS AND BUILDING

Engineering and public works facilities, unlike other capital facilities, cannot be related precisely and only to specific increases in population because other factors, such as geographical location, drainage patterns and traffic flows also influence the size and design of such facilities. For this reason, the capital requirements of the Engineering, Works and Building Department are not derived from population-oriented service level criteria, but instead, are based on the best available estimate of average long term expenditure requirements as derived from the Road Needs Study (covering the period 1976-1986) and from the capital expenditure forecast for the period 1976-1980. But while the capital requirements above, are not arrived at on a basis of per capita need, it is possible to calculate the source of funds from a per capita levy based on use.

Expenditures have been analysed so as to eliminate every expenditure which is not related to growth, and it is believed that this proposed expenditure level is representative of the level of future capital needs.

Calculations

|                                                            |                       |
|------------------------------------------------------------|-----------------------|
| (1) Roads expenditure requirements (1976-86)-(gross)       | \$ 85,735,000.        |
| Deduct non-growth requirements - (gross)                   | - 18,356,000.         |
| Gross expenditure attributable to growth                   | <u>\$ 67,379,000.</u> |
| Anticipated population growth 1976-86 =                    | 145,000               |
| Therefore average gross per capita expenditure requirement | <u>\$464.68</u>       |
| (2) Drainage                                               |                       |
| Expenditure requirement (1976-86)-(gross)                  | \$ 22,000,000.        |
| Deduct non-growth requirements - (gross)                   | - 11,000,000.         |
| Gross expenditure attributable to growth                   | <u>\$ 11,000,000.</u> |
| Anticipated population growth 1976-86 =                    | 145,000               |
| Therefore average gross per capita expenditure requirement | <u>\$75.86</u>        |

SCHEDULE "E"

(Page 2)

(3) Other facilities - (grade separations, streetlighting, etc.)

|                                           |                      |
|-------------------------------------------|----------------------|
| Expenditure requirement (1976-86)-(gross) | \$ 32,000,000.       |
| Deduct non-growth requirements -(gross)   | - 27,400,000.        |
| Gross expenditure attributable to growth  | <u>\$ 4,600,000.</u> |

|                                       |         |
|---------------------------------------|---------|
| Anticipated population growth 1976-86 | 145,000 |
|---------------------------------------|---------|

|                                                            |                |
|------------------------------------------------------------|----------------|
| Therefore average gross per capita expenditure requirement | <u>\$31.73</u> |
|------------------------------------------------------------|----------------|

(4) Total growth related expenditure requirements (per capita) for engineering and public works is:

|          |                   |
|----------|-------------------|
| Roads    | \$ 464.68         |
| Drainage | 75.86             |
| Other    | 31.73             |
|          | <u>          </u> |
| TOTAL    | <u>\$ 572.27</u>  |

SCHEDULE "F"

SERVICE LEVEL GOALS

GENERAL GOVERNMENT

(Anticipated New Population of 510,000)

City Hall (figures from MUDATS, Vol. 3, pg. 59):

New City Hall Bldg. of 280,000 sq. ft. \$20,410,000

\*total parking requirements for Civic Centre Complex equals 1,700 spaces. 550 spaces (32%) are assigned to the City Hall. Therefore, 32% of the total parking cost of \$6,750,000 is included in this analysis.

Work Depots:

3 Works Depots @ 1,500,000 ea.\*\* \$ 4,500,000

\*\*includes land acquisition costs

Total Cost: \$24,910,000

Cost per new capita: \$48.84

SCHEDULE "G"

FACILITY EMPLACEMENT AND WORKS  
REQUIRED OF DEVELOPERS

Developers shall be responsible for the following internal emplacements with free dedication to the City, or cash-in-lieu equivalent.

1. Engineering - storm sewers; paved roads; curbs; sidewalks; street lighting; sodding of boulevards; and walkways (including fencing, lighting and surfacing).
2. Recreation and Parks - development of neighbourhood and district parks to City standards (including rough grading, fine grading, topsoiling, fertilizing, seeding and/or sodding); provision of main asphalted paths, 8 feet in width, complete with lighting to City standards; greenbelt dedications; provision of 100% of all trees, shrubs, and evergreens within parks as approved; provision of water supply to each park entrance; and provision of trees along residential streets as approved (in plans of subdivision of 50 lots and under, the developer should make a cash contribution of \$25 per tree based on one tree per lot, two per corner lot, or one tree per 50 feet of residential roadway).  
  
Where a land developer has paid cash in lieu of parkland dedication, there shall be paid to the City an additional sum of \$15,000.00 per acre (calculated on the number of acres of parkland in respect of which the cash in lieu was paid), for the purpose of defraying the development costs of the parkland acquired with the cash paid in lieu.
3. Miscellaneous - pedestrian grade separations where required; signalized intersections where required.

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Mississauga, Regional Municipality of Peel, formerly the County of Peel, and being composed of the whole of Lots \_\_\_\_\_ to \_\_\_\_\_ inclusive and blocks \_\_\_\_\_ to \_\_\_\_\_ inclusive as shown on a plan of subdivision registered in the Land Registry Office for the Land Titles Division of Peel (No. 43) Plan No. \_\_\_\_\_.

\* or provide other registerable description.

SCHEDULE "B-1"

CITY DEVELOPMENT LEVIES

1. (a) In respect of each dwelling unit for which a building permit is to be issued, the Owner shall make to the City a financial contribution computed as follows: The Residential Development Levy per dwelling unit set out in sub-paragraph (b) shall be multiplied by the Southam Construction Index factor as set out in sub-paragraph (c).
- (b) 

| <u>TYPE OF DWELLING UNIT</u>                                             | <u>RESIDENTIAL DEVELOPMENT LEVY</u> |
|--------------------------------------------------------------------------|-------------------------------------|
| (i) Detached & Semi-Detached<br>(4 persons per unit x 941.74)            | \$3766.96                           |
| (ii) Multiples (excluding apartments)<br>(3.5 persons per unit x 941.74) | \$3296.09                           |
| (iii) Apartments<br>(2.5 persons per unit x 941.74)                      | \$2354.35                           |

(Definitions are according to By-law No. 5500 unless modified.)
- (c) The total Residential Development Levy is computed by adjusting the base contribution twice yearly in direct relationship to the Composite Component of the Southam Construction Index, Ontario Series, with such adjustment based on the last available Index reflecting construction costs as of February 1st, and August 1st, of each year. The Southam Construction Index, Ontario Series, (Composite Section) base, at January 1st, 1974 is taken as 255.5 and multiplying the results by the number of units for which building permits are being applied for.
2. HYDRO MISSISSAUGA CHARGES

Installation charges of

  - (a) \$150.00 per dwelling unit for each
    - (i) detached dwelling unit
    - (ii) semi-detached dwelling unit
    - (iii) row dwelling
  - (b) \$115.00 per dwelling unit not covered in (a) above.
3. Subject to the provisions of Paragraph 2 of this Schedule, all Development Levies and Charges are payable to the City, and are calculated and payable at the time the Building Permit is issued in respect of each dwelling unit.
4. Where any dispute arises in the application of sub-paragraph (b) of paragraph 1 hereof, the type of dwelling unit shall be determined in accordance with the appropriate City of Mississauga zoning by-law, and in that regard, the Director of Building Standards shall make the final decision.

SCHEDULE "B-2"

REGIONAL DEVELOPMENT LEVIES

1. Regional Development Levies are as follows:

|                                                                    | BASE CONTRIBUTION<br>PER DWELLING UNIT<br>JANUARY 1, 1974 |
|--------------------------------------------------------------------|-----------------------------------------------------------|
| (a) Single Family, Semi-detached,<br>Townhouse & Low Rise Multiple | \$1,300.00                                                |
| (b) Apartment Units                                                |                                                           |
| (i) Under 900 Square Feet                                          | \$ 600.00                                                 |
| (ii) 900 to 1150 Square Feet                                       | \$ 900.00                                                 |
| (iii) OVER 1150 Square Feet                                        | \$1,200.00                                                |

2. Regional Development Levies shall be adjusted twice yearly as of February 1st., and August 1st., of each year in direct relationship to the Composite component of the Southam Construction Index (Ontario Series); such adjustment to be based on the index last available prior to February 1st., and August 1st., respectively, of each year. (The Southam Construction Index, Ontario Series (Composite Section) base at January 1st., 1974 is taken as 256.8.)
3. All Development Levies provided for in this Schedule, are subject to reduction provisions if and as applicable - in the amount of 10% for Sanitary Sewer and a like amount for Water.
4. All Development Levies and Charges are collected by the City on behalf of the Region and are calculated and payable at the time the Building Permit is issued for each dwelling unit.
5. Where any dispute arises as to the application of sub-paragraphs (a) and (b) of paragraph 1 hereof, the type of dwelling unit shall be determined in accordance with the appropriate City of Mississauga zoning by-law, and in that regard, the Director of Building Standards shall make the final decision.

Schedule "I"

FINANCIAL AGREEMENT  
(USED FOR RE-ZONINGS ONLY)

THIS AGREEMENT made this      day of      , 1976.

B E T W E E N:

hereinafter called the "Owner"  
OF THE FIRST PART

- and -

THE CORPORATION OF THE CITY OF MISSISSAUGA  
hereinafter called the "City"  
OF THE SECOND PART

- and -

THE REGIONAL MUNICIPALITY OF PEEL  
hereinafter called the "Region"  
OF THE THIRD PART

hereinafter called the "Mortgagee"  
OF THE FOURTH PART

WHEREAS the Owner represents that it is the registered owner of the lands described in Schedule "A" annexed hereto, which lands are hereinafter referred to as the "Lands"; and

WHEREAS the Owner desires to have amended, the existing zoning by-law applicable to the Lands, and for that reason, has made an application to the City; and

WHEREAS the Owner has executed and deposited such Engineering Agreements as are required by the City or the Region; and

WHEREAS the Owner represents that the mortgagee(s) (is) (are) the only mortgagee(s) of the Lands;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the City or the Region amending the existing zoning by-law applicable to the Lands, and in consideration of the Region approving such amendment, and in further consideration of the sum of Five (\$5.00) Dollars now paid by the Owner and Mortgagee(s) to the City and the Region, the Parties hereto mutually covenant and agree as follows:



1. Prior to the building permit being issued in respect of the Lands, the Owner shall contribute to the City and Region, the Residential Development Levy and other charges set out in Schedule "B-1" attached hereto, and the Regional Development Levy set out in Schedule "B-2" attached hereto, calculated in accordance with the provision of Schedules "B-1" and "B-2" aforesaid, and this Agreement.
2. (a) Subject to sub-paragraph (b) of this paragraph, the parties hereto covenant and agree that the Residential Development Levy and other charges set forth in Schedule "B-1" aforesaid and the Regional Development Levy set out in Schedule "B-2" aforesaid may be deleted, added to, amended, increased or decreased at the discretion of the City or the Region respectively, provided however that the contents of Schedules "B-1" and "B-2", shall be deleted, added to, amended, increased, or decreased only to accord with, and to impose, City and Region charges and levies, as adopted in resolutions of the Councils of the City and the Region respectively.  
(b) The Residential Development Levy and other charges set out in Schedule "B-1" and the Regional Development Levy set out in Schedule "B-2" aforesaid may be changed from time to time by resolutions of the Councils of the City or of the Region, as the case may be provided that in no event shall any such change in the Levy of either the City or the Region take effect earlier than two full calendar years from the date upon which the City Council passed its by-law authorizing execution of this Agreement.  
(c) Notwithstanding any other provision of this Agreement, the Southam Construction Index, Ontario Series, (Composite Section), shall be automatically applied by the staffs of the City and Region in accordance with the provisions of Schedules "B-1" and "B-2" without the necessity of a specific resolution of the Council of either the City or the Region.  
(d) The parties hereto agree, that the contributions paid pursuant to this Agreement shall be received by the City and Region on account of the expenses incurred, or to be incurred, by the City and Region as a result of the development of the Lands, or so that the Lands may be developed, which expenses are specifically referable to the municipal services provided by the City

and Region, whether such municipal services are external or internal to the development.

3. (a) If at any time, the Owner makes application to the City to amend any zoning by-law passed to carry out this Agreement, the Owner shall comply with all existing City and Regional policies regarding that application and, as a condition precedent to being granted that re-zoning, enter into such new financial agreement as may be required, such agreements to take effect upon the passing by the City of the zoning amendment applied for.
- (b) The parties hereto covenant and agree that the new financial agreement referred to in sub-paragraph (a) of this paragraph shall be in the form generally in use by the City and by the Region at the time that the zoning amendment applied for, is passed by the City; and the parties further agree that the development levies and charges which are to be paid to the City and the Region pursuant to such new financial agreement, shall be calculated in the same way as are those levies being negotiated by the City and the Region at the time the zoning amendment being sought as aforesaid, is passed by the City.
- (c) Notwithstanding paragraph 8 of this Agreement, upon a new financial agreement being executed by all parties hereto and being registered on title, the Owners shall be entitled to a release from this Agreement in registerable form.
4. The Owner hereby charges and pledges as security for the payment of the development levies and charges set out in this Agreement or hereafter added hereto, all its interest in the Lands and the Owner hereby consents to the registration on title of this Agreement, and to execute such further documentation as may be necessary to effect the said registration.
5. The Owner hereby covenants to pay to the City prior to the execution of this Agreement by the City, a once-only non-refundable fee of \$150.00 to cover the cost of:
  - (i) registering this Agreement,
  - (ii) registering any part lot control by-laws,
  - (iii) the registration of deeds of lands being conveyed to the City or Region as a result of the development of the Lands,
  - (iv) preparation of releases,
  - (v) administering this Agreement.

6. The Mortgagee(s) hereby covenant(s) with the City and the Region, that in the event of it(s) having obtained or had transferred to it, the equity of redemption in the Lands, that the title thereto shall be subject to the terms hereof in the same manner as if the Mortgagee(s) had executed this Agreement in the capacity of the Owner.
7. Subject to paragraph 8 of this Agreement, the Owner, when not in default of this Agreement, or of the Engineering Agreement applicable to the Lands, shall, in respect of each separate lot or block on the Lands, be entitled to a release from the terms of this Agreement in a form suitable for registration.
8. The Owner shall not be entitled to a release in respect of the Lands unless and until:
  - (i) all payments required to be made pursuant to this Agreement have been made, and;
  - (ii) a consulting professional engineer with drainage experience, has certified that the final grading of the Lands and all excavations thereon, are in conformity with the drainage plan approved by the Commissioner of Engineering, Works and Buildings, for the City, or are in conformity with the drainage plan as it may be amended or approved from time to time by the said Commissioner, and;
  - (iii) the Commissioner of Engineering, Works and Building for the City, and the Regional Commissioner of Public Works, or their nominees for that purpose designated in writing, have each, as applicable, issued a Notification that minimum services for occupancy have been completed pursuant to the Engineering Agreement, and that the Engineering Agreement is not otherwise in default.

9. The Owner agrees that he will develop the Lands only in accordance with the site plan approved therefor.
10. (a) Regional levies shall be paid at the same time and in the same manner as the City development levies are paid, and the City is hereby authorized to collect all Regional Levies payable pursuant to this Agreement.  
(b) The City covenants to remit monthly to the Region all levies collected on behalf of the Region, and to remit such levies within 10 days of the end of the month in which such levies were paid to the City.
11. The parties hereto covenant and agree that when for any reason, a cheque given in payment of development levies is not honoured, and a building permit is issued, or if for any reason payment in full is not made as of the date of issue of a building permit, then any such building permit shall be deemed to have been issued on mistaken or false information, and subject to revocation without notice at the discretion of the Chief Building Official of the City.
12. (a) The Owner covenants that, in the event he should legally obligate himself in any way to sell or otherwise alienate any part of the Lands, or change mortgagees, or add other mortgagees, then the Owner shall require as a condition precedent to closing any such sale, alienation or mortgage transaction, that the said purchaser or mortgagee shall file with the City, seven copies of this Agreement suitably amended so that the purchaser or mortgagee(s), as the case may be is shown as the "Owner" or "Mortgagee(s)", and duly executed by the said new "Owner" or "Mortgagee(s)" for acceptance by the City and the Region.  
(b) The Owner hereby covenants and agrees that in the event he fails to require the filing with the City, of the Agreement referred to in sub-paragraph (a) of this paragraph, and as a result of such failure, the City and Region and Mississauga Hydro are unable to collect the development levies and charges which they would have been able to collect if the Agreement aforesaid had been executed by the new Owner, and filed, then the Owner under the within Agreement shall be liable to the City and the Region for all such development charges and levies

- (c) The parties hereto covenant and agree that this paragraph shall not apply to any lot or block on the Lands that has been fully developed.
13. This Agreement shall be binding upon and shall enure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the individual parties hereto have hereunto set their hands and seals, and the Corporate parties hereto have hereunto affixed their Corporate Seals attested to by the hands of their proper officers in that behalf duly authorized.

SIGNED, SEALED & DELIVERED  
in the presence of

THE CORPORATION OF THE  
CITY OF MISSISSAUGA

Authorizing By-law No. \_\_\_\_\_  
Passed on \_\_\_\_\_

MAYOR Date

CLERK \_\_\_\_\_ Date \_\_\_\_\_

OWNER

(Title of Officer signing) \_\_\_\_\_ Date \_\_\_\_\_

(Title of Officer signing) \_\_\_\_\_ Date \_\_\_\_\_

THE REGIONAL MUNICIPALITY  
OF PEEL

Authorizing By-law No. \_\_\_\_\_

Passed on \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ Date \_\_\_\_\_

CLERK \_\_\_\_\_ Date \_\_\_\_\_

MORTGAGEE(S)

(Title of \_\_\_\_\_ Date \_\_\_\_\_  
Officer signing)

(Title of \_\_\_\_\_ Date \_\_\_\_\_  
Officer signing)

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Mississauga, Regional Municipality of Peel, formerly the County of Peel, and being composed of the whole of Lots \_\_\_\_\_ to \_\_\_\_\_ inclusive and blocks \_\_\_\_\_ to \_\_\_\_\_ inclusive as shown on a plan of subdivision registered in the Land Registry Office for the Land Titles Division of Peel (No.43) Plan No. \_\_\_\_\_.

\* or provide other registerable description.

SCHEDULE "B-1"

CITY DEVELOPMENT LEVIES

1. (a) In respect of each dwelling unit for which a building permit is to be issued, the Owner shall make to the City a financial contribution computed as follows: The Residential Development Levy per dwelling unit set out in sub-paragraph (b) shall be multiplied by the Southam Construction Index factor as set out in sub-paragraph (c).

| (b)   | <u>TYPE OF DWELLING UNIT</u>                                        | <u>RESIDENTIAL DEVELOPMENT LEVY</u> |
|-------|---------------------------------------------------------------------|-------------------------------------|
| (i)   | Detached & Semi-Detached<br>(4 persons per unit x 941.74)           | \$3766.96                           |
| (ii)  | Multiples (excluding apartments)<br>(3.5 persons per unit x 941.74) | \$3296.09                           |
| (iii) | Apartments<br>(2.5 persons per unit x 941.74)                       | \$2354.35                           |

(Definitions are according to By-law No. 5500 unless modified.)

- (c) The total Residential Development Levy is computed by adjusting the base contribution twice yearly in direct relationship to the Composite Component of the Southam Construction Index, Ontario Series, with such adjustment based on the last available Index reflecting construction costs as of February 1st, and August 1st, of each year. The Southam Construction Index, Ontario Series, (Composite Section) base, at January 1st, 1974 is taken as 259.5 and multiplying the results by the number of units for which building permits are being applied for.

2. HYDRO MISSISSAUGA CHARGES

Installation charges of

- (a) \$150.00 per dwelling unit for each
- (i) detached dwelling unit
  - (ii) semi-detached dwelling unit
  - (iii) row dwelling
- (b) \$115.00 per dwelling unit not covered in (a) above.

3. Subject to the provisions of Paragraph 7 of this Schedule, all Development Levies and Charges are payable to the City, and are calculated and payable at the time the Building Permit is issued in respect of each dwelling unit.

4. Where any dispute arises in the application of sub-paragraph (b) of paragraph 1 hereof, the type of dwelling unit shall be determined in accordance with the appropriate City of Mississauga zoning by-law, and in that regard, the Director of Building Standards shall make the final decision.



SCHEDULE "B-2"

REGIONAL DEVELOPMENT LEVIES

1. Regional Development Levies are as follows:

|                                                                    | BASE CONTRIBUTION<br>PER DWELLING UNIT<br>JANUARY 1, 1974 |
|--------------------------------------------------------------------|-----------------------------------------------------------|
| (a) Single Family, Semi-detached,<br>Townhouse & Low Rise Multiple | \$1,100.00                                                |
| (b) Apartment Units                                                |                                                           |
| (i) Under 900 Square Feet                                          | \$ 600.00                                                 |
| (ii) 900 to 1150 Square Feet                                       | \$ 900.00                                                 |
| (iii) OVER 1150 Square Feet                                        | \$1,200.00                                                |

2. Regional Development Levies shall be adjusted twice yearly as of February 1st., and August 1st., of each year in direct relationship to the Composite component of the Southam Construction Index (Ontario Series); such adjustment to be based on the index last available prior to February 1st., and August 1st., respectively, of each year. (The Southam Construction Index, Ontario Series (Composite Section) base at January 1st., 1974 is taken as 256.8.)
3. All Development Levies provided for in this Schedule, are subject to reduction provisions if and as applicable - in the amount of 10% for Sanitary Sewer and a like amount for Water.
4. All Development Levies and Charges are collected by the City on behalf of the Region and are calculated and payable at the time the Building Permit is issued for each dwelling unit.
5. Where any dispute arises as to the application of sub-paragraphs (a) and (b) of paragraph 1 hereof, the type of dwelling unit shall be determined in accordance with the appropriate City of Mississauga zoning by-law, and in that regard, the Director of Building Standards shall make the final decision.

Schedule "H"

FINANCIAL AGREEMENT

( USED FOR RESIDENTIAL SUBDIVISIONS ONLY)

THIS AGREEMENT made this       day of       , 1976.

B E T W E E N:

\_\_\_\_\_  
hereinafter called the "Owner"

OF THE FIRST PART

- and -

THE CORPORATION OF THE CITY OF MISSISSAUGA

hereinafter called the "City"

OF THE SECOND PART

- and -

THE REGIONAL MUNICIPALITY OF PEEL

hereinafter called the "Region"

OF THE THIRD PART

- and -

\_\_\_\_\_  
hereinafter called the "Mortgagee"

OF THE FOURTH PART

WHEREAS the Owner represents that it is the registered owner of the lands described in Schedule "A" annexed hereto, which lands are hereinafter referred to as the "Lands"; and

WHEREAS the Owner desires to subdivide the Lands, and for that reason proposes to register a Plan of Subdivision hereinafter referred to as the "Plan"; and

WHEREAS the Owner has executed and deposited such Engineering Agreements as are required by the City or the Region; and

WHEREAS the Owner represents that the mortgagee(s) (is) (are) the only mortgagee(s) of the Lands;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the City and the Region advising the Minister of Housing or the Ontario Municipal

Board, as the case may be, that all municipal financial concerns have been satisfied, pursuant to which advice the Plan may be approved by the said Minister or Board for registration; and in further consideration of the City making an application to the Local Master of Titles at Brampton to issue an order or make an entry inhibiting for a time any dealing with the Lands, and in further consideration of the sum of \$5.00 now paid by the Owner and the Mortgagee(s) to the City and the Region, the Parties hereto mutually covenant and agree as follows:

1. Prior to the issuance of a building permit in respect of the Lands, the Owner shall contribute to the City and Region, the Residential Development Levy and other charges set out in Schedule "B-1" attached hereto, and the Regional Development Levy set out in Schedule "B-2" attached hereto, calculated in accordance with the provisions of Schedules "B-1" and "B-2" aforesaid, and this Agreement.
2. (a) Subject to sub-paragraph (b) of this paragraph, the parties hereto covenant and agree that the Residential Development Levy and other charges set forth in Schedule "B-1" aforesaid and the Regional Development Levy set out in Schedule "B-2" aforesaid, may be deleted, added to, amended, increased or decreased at the discretion of the City or the Region respectively, provided however that the contents of Schedules "B-1" and "B-2", shall be deleted, added to, amended, increased, or decreased only to accord with, and to impose, City and Region charges and levies, as adopted in resolutions of the Councils of the City and the Region respectively.  
(b) The Residential Development Levy and other charges set out in Schedule "B-1" and the Regional Development Levy set out in Schedule "B-2" aforesaid may be changed from time to time by resolutions of the Councils of the City or of the Region as the case may be, provided that in no event shall any such change in the Levy of either the City or the Region take effect earlier than two full calendar years from the date upon which the City Council passed its by-law authorizing execution of this Agreement.

- (c) Notwithstanding any other provision of this Agreement, the Southam Construction Index, Ontario Series, (Composite Section), shall be automatically applied by the staffs of the City and Region in accordance with the provisions of Schedules "B-1" and "B-2" without the necessity of a resolution of the Councils of either the City or the Region.
  - (d) The parties hereto agree, that the contributions paid pursuant to this Agreement shall be received by the City and Region on account of the expenses incurred, or to be incurred, by the City and Region as a result of the development of the Lands, or received so that the Lands may be developed, which expenses are specifically referable to the municipal services provided by the City and Region, whether such municipal services are external or internal to the development.
3. (a) If at any time an application is made by the Owner to amend the zoning by-law applicable to any lot or block on the Lands, the Owner shall comply with all existing City and Regional policies regarding that application and, as a condition precedent to being granted that rezoning, enter into a new financial agreement with respect to such lot or block.
- (b) The parties hereto covenant and agree that the financial agreement referred to in sub-paragraph (a) of this paragraph shall be in the form generally in use by the City and by the Region, at the time that the zoning amendment applied for, is passed by the City; and the parties further agree that the development levies and charges which are to be paid to the City and Region pursuant to such new financial agreement shall be calculated in the same way as are those being charged by the City and the Region at the time the zoning amendment being sought as aforesaid is passed by the City.

- (c) Notwithstanding paragraph 8 of this Agreement, upon a new financial agreement being executed by all parties hereto and being registered on title, the Owners shall be entitled to a release from this Agreement in registerable form.
4. The Owner hereby charges and pledges as security for the payment of the development levies and charges set out in this Agreement or hereafter added hereto, all its interest in the Lands, and the Owner hereby consents to the registration on title of this Agreement, and to execute such further documentation as may be necessary to effect the said registration.
5. The Owner hereby covenants to pay to the City prior to the execution of this Agreement, a once-only non-refundable administrative fee of \$150.00 to cover the costs of:
- (i) registering this Agreement,
  - (ii) registering any part lot control by-laws,
  - (iii) the registration of deeds of lands being conveyed to the City or Region as a result of the development of the Lands,
  - (iv) preparation of releases,
  - (v) administering this Agreement.
6. The Mortgagee(s) hereby covenant(s) with the City and Region that, in the event of its having obtained or had transferred to it, the equity of redemption in the Lands, that the title thereto shall be subject to the terms hereof in the same manner as if the Mortgagee(s) had executed this Agreement in the capacity of the Owner.
7. Subject to paragraph 8, hereof, the Owner, when not in default of this Agreement, or of the Engineering Agreement applicable to the Lands, shall, in respect of each separate lot or block on the Lands, be entitled to a release from the terms of this Agreement in a form suitable for registration.
8. The Owner shall not be entitled to a release from this Agreement in respect of any lot or block on the Lands unless and until;
- (i) all payments required to be made pursuant to this Agreement have been made and;

- (ii) a consulting professional engineer with drainage experience, has certified thereon, are in conformity with the drainage plan approved by the Commissioner of Engineering, Works and Building for the City, or are in conformity with the drainage plan as it may be amended and approved from time to time by the said Commissioner and:
- (iii) the Commissioner of Engineering Works and Building for the City, and the Regional Commissioner of Public Works, or their nominees for that purpose designated in writing, have each, as applicable, issued a Notification that minimum services for occupancy have been completed pursuant to the Engineering Agreement, and that the Engineering Agreement is not otherwise in default.

9. The Owner agrees that he will not develop lot(s) \_\_, \_\_, \_\_, or block(s) \_\_, \_\_, \_\_, and \_\_, unless and until either, arrangements are approved by Council of the City to develop such lot(s) or block(s) in conjunction with adjoining lands, or, other development plans are so approved; and the Owner further covenants that each lot and block on the Lands, will be developed only in accordance with the site plan approved therefor.

- 10. (a) Regional levies shall be paid at the same time and in the same manner as of the City development are paid, and the City is hereby authorized to collect all Regional levies payable pursuant to this Agreement.
- (b) The City covenants to remit monthly to the Region all levies collected on behalf of the Region, and to remit such levies within 10 days of the end of the month in which such levies were paid to the City.

11. The parties hereto covenant and agree that when for any reason, a cheque given in payment of development levies is not honoured and a building permit is issued, or if for any reason payment in full is not made as of the date of issue of a building permit, then any such building permit shall be deemed to have been issued on mistaken or false information, and subject to revocation without notice at the discretion of the Chief Building Official of the City.

12. (a) The Owner covenants that, in the event he should legally obligate himself in any way to sell or otherwise alienate any part of the Lands, or change mortgagees, or add other mortgagees, then the Owner shall require as a condition precedent to closing any such sale, alienation or mortgage transaction, that the said purchaser or mortgagee shall file with the City, seven copies of this Agreement suitably amended so that the purchaser or mortgagee(s), as the case may be is shown as the "Owner" or "Mortgagee(s)", and duly executed by the said new "Owner" or "Mortgagee(s)", for acceptance by the City and the Region.
- (b) The Owner hereby covenants and agrees that in the event he fails to require the filing with the City, of the Agreement referred to in sub-paragraph (a) of this paragraph, and as a result of such failure, the City and Region and Mississauga Hydro are unable to collect the development levies and charges which they would have been able to collect if the Agreement aforesaid had been executed by the new Owner, and filed, then the Owner under the within Agreement shall be liable to the City and the Region for all such development charges and levies which are not collected in accordance with Schedules "B-1" and "B-2".
- (c) The parties hereto covenant and agree that this paragraph shall not apply to any lot or block on the Lands that has been fully developed.
13. This Agreement shall be binding upon and shall enure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the individual parties hereto have hereunto set  
their hands and seals, and the Corporate parties hereto have hereunto  
affixed their Corporate Seals attested to by the hands of their proper  
officers in that behalf duly authorized.

SIGNED, SEALED & DELIVERED  
in the presence of

Authorizing By-law No. \_\_\_\_\_  
Passed on \_\_\_\_\_

THE CORPORATION OF THE  
CITY OF MISSISSAUGA

MAYOR \_\_\_\_\_ Date \_\_\_\_\_

CLERK \_\_\_\_\_ Date \_\_\_\_\_

OWNER

(Title of \_\_\_\_\_ Date \_\_\_\_\_  
Officer signing)

(Title of \_\_\_\_\_ Date \_\_\_\_\_  
Officer signing)

THE REGIONAL MUNICIPALITY  
OF PEEL

Authorizing By-law No. \_\_\_\_\_  
Passed on \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ Date \_\_\_\_\_

CLERK \_\_\_\_\_ Date \_\_\_\_\_

MORTGAGEE(S)

(Title of \_\_\_\_\_ Date \_\_\_\_\_  
Officer signing)

(Title of \_\_\_\_\_ Date \_\_\_\_\_  
Officer signing)



SCHEDULE "J"

CALCULATION OF RESIDENTIAL DEVELOPMENT LEVY

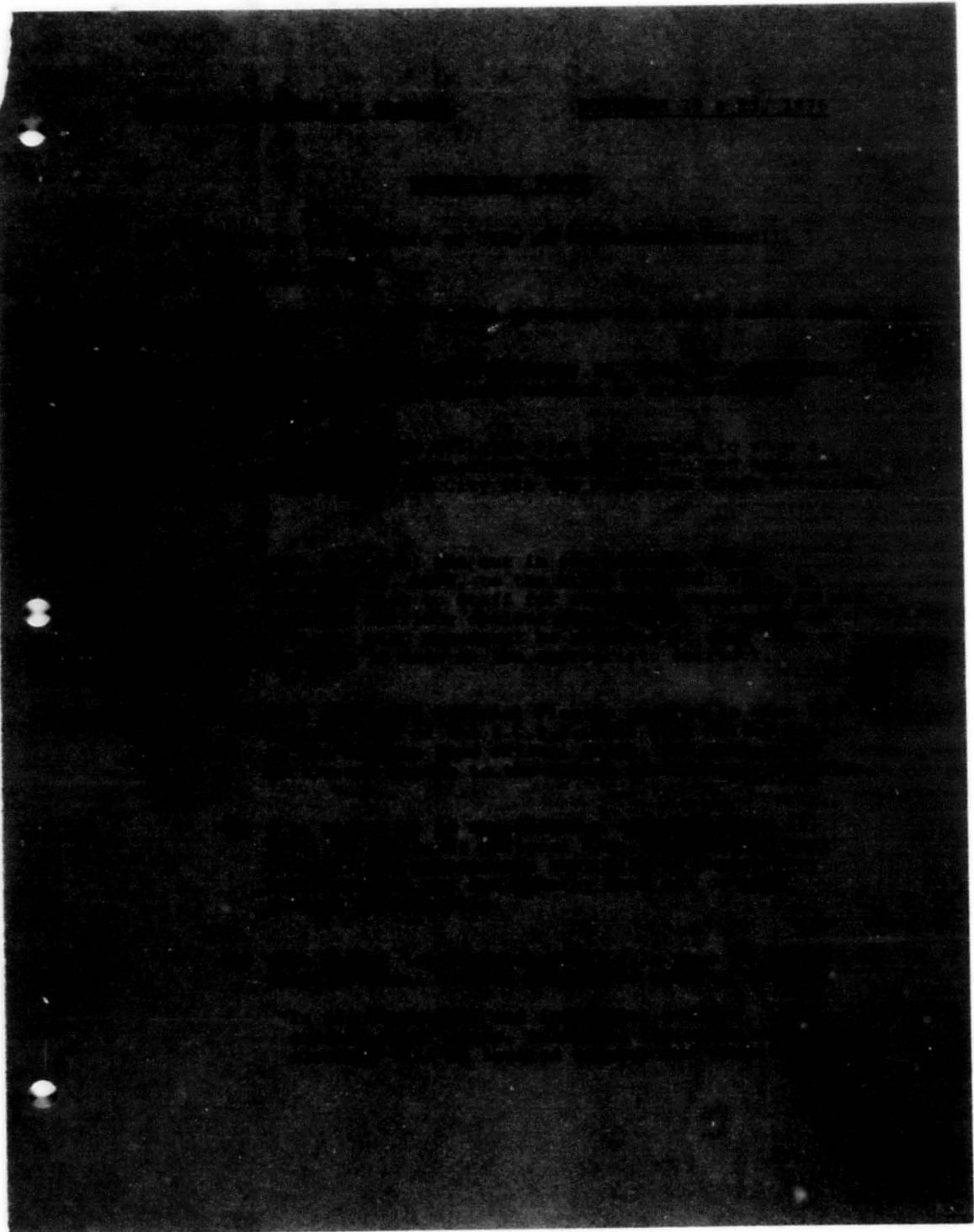
(to attain Service Level Goals)

Total per capita Capital Requirements  
attributable to "new growth" (whether  
residential, commercial or industrial)

|                                                                                                    | \$               | \$        |
|----------------------------------------------------------------------------------------------------|------------------|-----------|
| Transit (Schedule "A")                                                                             | 101.00           |           |
| Library (Schedule "B")                                                                             | 59.73            |           |
| Fire (Schedule "C")                                                                                | 9.74             |           |
| Recreation & Parks (Schedule "D")                                                                  | 302.60           |           |
| Engineering, Works, & Bldg. (Schedule "E")                                                         | 572.27           |           |
| General Government (Schedule "F")                                                                  | 48.84            |           |
|                                                                                                    | <hr/>            |           |
|                                                                                                    | \$1094.18        |           |
| Add 5.9% Inflation Factor in accordance<br>with the Southam Construction Index<br>(Ontario Series) | 64.56            |           |
|                                                                                                    | <hr/>            |           |
|                                                                                                    | <u>\$1158.74</u> | \$1158.74 |

DEDUCT the total of:

|                                                                                                                                                         |        |                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------|
| Subsidies (at option of Council) and based<br>on the 9 year moving historical average                                                                   | 106.00 |                  |
| Capital requirement attributable to growth<br>which is to be charged to commercial and<br>industrial development.<br>(calculated on a per capita basis) | 111.00 |                  |
|                                                                                                                                                         | <hr/>  |                  |
|                                                                                                                                                         | 217.00 | -217.00          |
|                                                                                                                                                         |        | <hr/>            |
| RESIDENTIAL DEVELOPMENT LEVY                                                                                                                            |        | <u>\$ 941.74</u> |



- (f) That the first paragraph of Item 13(e) of the Addendum dated November 19, 1976, to the Draft Official Plan, be amended to read as follows:

"To ensure the integration of utilities in future subdivision designs, wherever feasible, services will be located in road rights-of-way."

- (g) That the addition to Section 4.5.3.1. Roads, page 34 of the Draft Official Plan, be amended to read:

"(i) Mississauga will plan on the basis that the Province of Ontario will plan, design and construct the Highway 427 extension so as to provide direct access to that part of the Airport Road Industrial District south of Derry Road, north of the Canadian National Railway."

- (h) That the connection of the Rathburn Road Bridge across the Etobicoke Creek, not be shown in the Official Plan, consistent with current City Policy.

- (i) That Section 6.4.9. of the Draft Official Plan be amended to read as follows:

"Consideration will be given to the enactment of a by-law creating areas of demolition control as authorized by the Planning Act. In addition, permits to demolish buildings will be considered in accordance with the provisions of The Heritage Conservation Act."

- (j) That the following be added as subsection (c) to Item 37 of the Addendum dated November 19, 1976, to the Draft Official Plan:

"That the extension of Mavis Road be included in the Official Plan as the major north-south arterial road."

- (k) That subsection (b) of Section 37 of the Addendum dated November 19, 1976, to the Draft Official Plan, be deferred until the Engineer's report regarding this matter, has been considered.
- (l) (i) That subsection (a) of Item 39 of the Addendum dated November 19, 1976, to the Draft Official Plan, be amended to read as follows:
- "(a) Mississauga will plan on the basis of the Region of Peel establishing a long term plan for waste disposal."
- (ii) That subsection (c) of Item 39 of the Addendum dated November 19, 1976, to the Draft Official Plan, be deleted.
- (iii) That subsections (b) (d) and (e) of Item 39 of the Addendum dated November 19, 1976, to the Draft Official Plan, be referred back to the Staff for appropriate rewording.
- (m) (i) That paragraph 3 of subsection i of Section 5.16.3.3. of the Draft Official Plan (Clarkson Lorne Park - Policies) be amended to read as follows:
- "Secondary Plan Policies will be prepared for and included in the Clarkson Lorne-Park Secondary Plan by amendment."
- (ii) That the first paragraph under Development Guidelines, subsection (i) of Section 5.16.3.3. of the Draft Official Plan, be amended to read as follows:
- "Additional issues which will be considered when evaluating development in the Clarkson Lorne Park District Are:"
- (iii) That paragraph 3 under Transportation - Development Guidelines, Clarkson Lorne Park, subsection (i) of Section 5.16.3.3. of the Draft Official Plan, be amended to read as follows:
- "The subdivision of large residential lots into residential lots of less than 24 m (78.7 feet) frontage will not be permitted if it would be detrimental to the existing character of the area."

1621. That the recommended changes set out in the report dated November 19, 1976, entitled, "Mississauga Official Plan, Report on Briefs Received Regarding the Draft Official Plan, Released for Public Comment September, 1976, be adopted, subject to the following amendments:

(a) That Section 4.7.3., of the Draft Official Plan read as follows:

"Guidelines will be established in cooperation with the appropriate public agencies to regulate and minimize, where feasible, the quality and rate of flow of surface run-off from new developments."

(b) That the following words be deleted from the end of Section 5.4.2.2.b. "provided that the office building is occupied solely by the operator of the industrial plant".

(c) That the following words be deleted from the end of Section 5.4.3.2.b. "provided that the office building is occupied solely by the operator of the industrial plant".

(d) That the following words be deleted from the end of Section 5.4.4.2.b. "provided that the office building is occupied solely by the operator of the industrial plant".

(e) That the following words be deleted from the end of Section 5.4.5.2.b. "provided that the office building is occupied solely by the operator of the industrial plant".

(f) That the following words be deleted from the end of Section 5.4.6.2.c. "provided that the office building is occupied solely by the company.

(g) That the words "Food Supermarket" be added to the glossary of the draft Official Plan.

- (h) That Section 4.7.5.2. of the Draft Official Plan read as follows:

"Mississauga will implement programs, where feasible, to retain scenically significant landscapes and to integrate such natural features into the urban environment."

- (i) That Section 4.3.2.4.c. be revised to include the north-west quadrant of Southdown Road and Lakeshore Road in the designated Secondary Office Centres.

1622. That Section 6.4.6.4. of the Draft Official Plan, be deleted.

1623. That the following be added as subsection (d) to Item 37 of the Addendum dated November 19, 1976, to the Draft Official Plan:

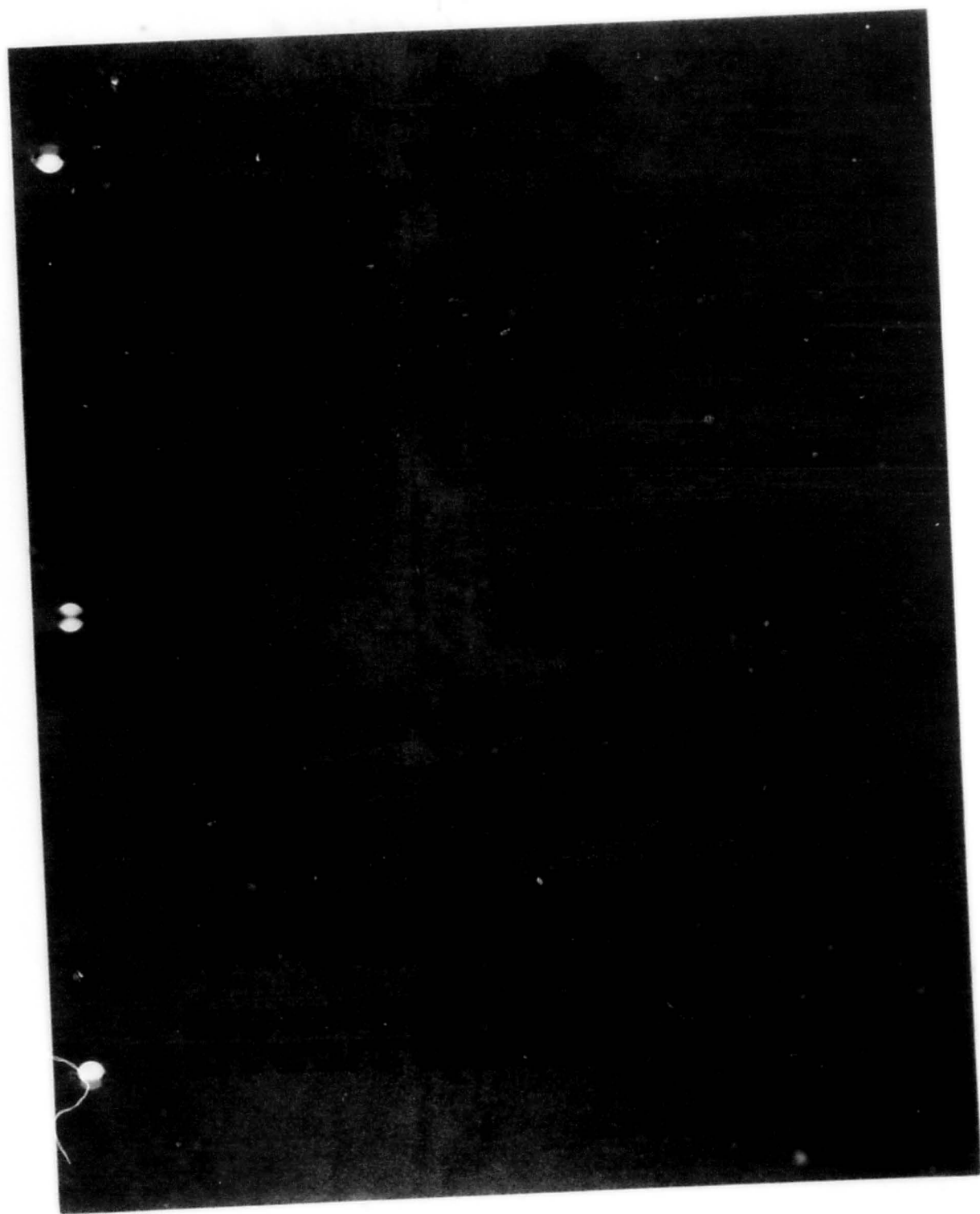
"That Mavis Road be extended northerly to Derry Road and designated the major arterial road, and that the Second Line be designated the collector road."

1624. That an additional "Guidelines for Amendment" section be added to Section 5.16.3.3. which reads as follows:

"The establishment of policies which limit Clarkson Road and Lorne Park Road to no more than two lanes."

1625. That the report dated November 23, 1976, entitled, "Briefs Received after October 29, 1976, Deadline regarding the Draft Official Plan, Released for Public Comment September, 1976, be adopted.

1626. That the information contained in the report dated November 12, 1976, from the City Solicitor with reference to the Draft Official Plan, be received.





November 19, 1976

Item 6 - Intermediate Capacity Transit - Considerable discussion took place regarding this item and concern was expressed by a number of Committee members as to whether or not there should be an option for two lines. Councillor Culham suggested that Item 6(e) be referred back to Staff for suggested rewording to ensure that the corridor options remain open; and that an Official Plan amendment be required at such time as a decision is made on the appropriate corridor. The Official Plan change would give the residents an opportunity to make their views known about the location of the corridor. This motion carried.

Councillor McKechnie recommended that the I.C.T.S. line continue past Malton Airport to the Airport Road Office, Hotel and Commercial Strip and then continue to the Malton residential community. This motion also carried.

Item 7 - Community Health Centres - Mayor Dobkin suggested that this section be deleted from the Draft Plan. It was his opinion that more than adequate health care is available to the citizens of Mississauga through the private sector. After discussing the matter further, Mayor Dobkin suggested that a statement be included in the Official Plan to the effect that the City of Mississauga wishes to see an adequate health delivery system with both the public and private sector participating and that the City will encourage public health services in areas where the private sector is not meeting the commitment. After considerable discussion, it was decided not to amend Item 7.

Item 8 - Streetsville - Major Collector Roads - Councillor McCallion expressed her concern with regard to Item 8(j). She stated her opposition to any connection of Thomas Street and McCaugherty Road through Streetsville. She recommended that Item 8(j) of the addendum be deleted. This motion carried; however, was subsequently reopened and the matter was referred to the staff for appropriate rewording so that Thomas Street and McCaugherty Road not connect through Streetsville.

During the discussion of the above item, Councillor McKechnie took the chair for the remainder of the meeting.

Item 9 - Electrification of the Lakeshore GO Line - Councillor Wolf proposed that this item be amended by adding the following to the Title Line - "Be Supported by Mississauga", deleting the first 12 lines of the section. This motion was voted on and LOST.

Item 10 - New Commuter Rail Stations - Councillor Wolf suggested that the third sentence under "Transportation" be amended by inserting the word "residential" before the word "development". The section was not amended.

Item 12 - Wired Services - Councillor Murray recommended that Policy (a) of Section 4.9.6.1. of the Draft Official Plan be amended to read: "In all commercial and industrial centres, local service power lines, telephone and other cabled services

Continued..



ITEM 12 CONTINUED:

-3-

November 19, 1976

will be located underground where feasible." This amendment had the effect of deleting the words, "new residential developments" and adding the words "and industrial". This recommendation carried.

Item 13 - Utility Easements - Councillor Murray suggested that subsection (e) of Section 4.9.61.1 of the Draft Official Plan be amended to read: "e. To ensure the integration of utilities in future subdivision designs...". This recommendation carried.

Item 16 - Industrial Phasing - Discussion took place whether or not industrial phasing should be tightly controlled. Councillor Culham recommended that subsection (c) of this section (phasing) be referred back to Staff with a request that they report on a specific phasing policy for industrial land to avoid the problem specified in Item 16(c). This recommendation was voted on and LOST.

Item 18 - Heavy Industrial Designations - Councillor Wolf recommended that the following words be added to the end of this section, "in the Port Credit Secondary Plan". The Staff explained that this was covered in the following statement, "Development in these Districts (St. Lawrence and Texaco) will be allowed to proceed in accordance with the Port Credit Secondary Plan". Councillor Wolf's motion LOST.

Item 23 - Lake Ontario Waterfront - Councillor Wolf recommended that the environmental protection area extend from Mississauga east to west along Lake Ontario and that Schedule 10 to the Draft Official Plan be altered to indicate this area in green (Environmental Protection Area). The Staff explained that the Lakefront did not meet the criteria of Environmental Protection Areas and, therefore, should not be designated as such. Councillor Wolf's motion LOST.

Item 25 - Highway 427 - Councillor McKechnie stated that the suggested addition to Section 4.5.3.1. Roads of the Draft Official Plan should be corrected, by amending this paragraph to read as follows: "Mississauga will plan on the basis that the Province of Ontario will plan, design and construct the Highway 427 extension so as to provide direct access to that part of the Airport Road Industrial District south of Derry Road, north of the Canadian National Railway." This amendment was then moved by Councillor Culham, voted on and carried.

November 19, 1976

Item 26 - Rathburn Road - members of the Committee expressed their concern about the connection of Rathburn Road across the Etobicoke Creek shown on the Official Plan as Council had decided that this connection would not take place. Councillor Murray recommended that Rathburn Road Bridge across the Etobicoke Creek not be shown in the Official Plan consistent with City Policy. This recommendation carried.

Item 35 - Demolition Permits for Historic Buildings - Councillor Spence recommended that the paragraph following the heading, "Demolition Permits" be amended to read: "Consideration will be given to the enactment of a by-law creating areas of demolition control as authorized by The Planning Act. In addition, permits to demolish buildings will be considered in accordance with the provisions of The Heritage Conservation Act." This recommendation carried.

Item 37 - Designation of Arterial and Major Collector Roads in North Central Mississauga

Councillor Killaby stated that by adopting subsection (b) of this section, Council will endorse the closing of Britannia Road as proposed by the Ministry of Transportation and Communications. She requested that this section be deferred until the report requested from the Engineering Staff regarding this matter, has been considered. This motion carried. She also suggested that the following section be added: "(c) That the extension of Mavis Road be included in the Official Plan as the major north/south arterial road." This motion also carried.

Item 39 - Sanitary Landfill Site - Considerable discussion took place regarding this item. On a motion by Councillor McCallion, section (a) was amended to read as follows: "Mississauga will plan on the basis of the Region of Peel establishing a long term plan for waste disposal." The members of the Committee were also of the opinion that a limitation should be put on any site being located in Mississauga; however, the exact number was not determined. Discussion then took place regarding subsections b, c, d and e of Item 39. Councillor McCallion suggested these sections be deleted; however it was decided to only delete section (c) and to refer the other sections back to the Staff for the appropriate rewording.

Councillor Spence suggested a number of amendments to Item 2, Changes in District Boundaries which were voted on and carried. This concluded consideration of the Addendum and a motion for adjournment was made at 1:05 p.m.

NOTE: Councillor Killaby declared a conflict with regard to Item 39.

November 23, 1976

MEMBERS PRESENT (Nov. 23 9:30 a.m.) Mayor Dobkin; Councillors Kennedy, Spence, Murray, Searle, Wolf and McCallion. Councillor Killaby arrived at 9:40 a.m.

MEMBERS ABSENT: Councillors Culham and McKechnie.

STAFF PRESENT: I. F. Markson, J. Farrow, R. Edmunds, E. Halliday, B. Clark, J. Herron, T. Julian, J. LeFeuvre and other members of the Official Plan Task Force.

Mayor Dobkin was in the Chair for the purpose of continuing consideration of the Draft Official Plan. He outlined to the Committee the format of the meeting. Three documents were to be considered:

- (i) Briefs received regarding the Draft Official Plan released for public comment, September, 1976, and the Staff's recommendations regarding these briefs.
- (ii) Consideration of briefs received after the October 29, 1976, deadline regarding the Draft Official Plan and the Staff's recommendations regarding these briefs.
- (iii) Report dated November 12, 1976, from the City Solicitor regarding the Draft Official Plan.

It was decided to go over the Summary of Recommendations resulting from the briefs set out in (i) above, commencing on Page 109 of the report.

Councillor McCallion moved that the Staff report, be adopted.

#### Section 4.7.3. Runoff Control

Councillor Spence stated that she disagreed with the words "where feasible" at the end of this policy and suggested that the clause be amended by deleting these words. After considerable discussion, the following motion was approved:

"That Section 4.7.3. of the Draft Official Plan read as follows:

Guidelines will be established in cooperation with the appropriate agencies to regulate and minimize where feasible, the quality and rate of flow of surface runoff from new developments."

November 23, 1976

Mavis Road and the Preservation of Meadowvale Village

Councillor Killaby suggested that Mavis Road be extended northerly to Derry Road and designated the major arterial road. The Commissioner of Engineering, Works and Building stated that he could see no problem with Mavis Road being shown as a north/south major collector or arterial; however, the Second Line should also be shown as a major collector or arterial. Mr. Taylor stated it was his recommendation that both these roads be shown on the Official Plan, one as a major collector and the other, a major arterial.

Councillor Killaby recommended the following:

"Whereas the City of Mississauga Council is preparing to take the necessary procedures to the preservation and enhancement of the Village of Meadowvale; and  
Whereas the City of Mississauga fully endorses the Derry Road Diversion, northerly around the Village of Meadowvale;  
Be it resolved that Mavis Road be extended northerly to Derry Road and designated the major arterial Road and the Second Line, the collector."

This recommendation carried.

Section 5.4.2.2.b. Permitted Office uses in General Industrial Areas

Concern was expressed with reference to the following part of this policy, "provided that the office building is occupied solely by the operator of the industrial plant". On a motion by Councillor McCallion, this section of the policy was deleted.

On further motions by Councillor McCallion, the same words were also deleted from the following sections:

- 5.4.3.2.b Permitted Office Uses in Prestige Industrial Areas
- 5.4.4.2.b Permitted Office Uses in Mixed Industrial and Commercial Areas
- 5.4.5.2.b Permitted Office Uses in Heavy Industrial Areas

Section 5.4.6.2.c. On a motion by Councillor Murray, the following words were deleted from this section: "provided that the office building is occupied solely by the company".

Section 5.5.3.1. Definition of a Neighbourhood Commercial Centre

It was requested that the words "Food Supermarket" be added to the glossary of the Draft Official Plan.

Section 4.7.5.2. Environmental Planning Program

Councillor Spence recommended that this section be amended to read as follows:

Continued....

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"Mississauga will implement programs, where feasible, to retain scenically significant landscapes and to integrate such natural features into the urban environment."

This recommendation carried.

Section 4.3.4.2.c Retail Commercial

Councillor Spence recommended that this section be revised to include the north-west quadrant of Southdown Road and Lakeshore Road in the designated Secondary Office Centres.

This recommendation carried.

Section 6.4.6.4. Site Plans

Councillor Spence recommended that this section be deleted.

This motion carried.

A motion for recess was made at 12:05p.m. The meeting reconvened at 1:30 p.m. Councillors Kennedy and Searle did not return to the afternoon session of the meeting. Councillor Murray arrived at 1:40 p.m.

The Committee considered the briefs received after October 29, 1976. Mr. Farrow advised the Committee that only one amendment was suggested as a result of these briefs, it being the rewording of Section 4.5.3.1.f Roads. Councillor McCallion moved that this amendment be approved. The motion carried.

The Committee then considered the report dated November 12, 1976, from the City Solicitor. On a motion by Councillor McCallion, this report was received.

Councillor Spence requested that a further addition be made to the "Guidelines for Amendment" section as follows:

"The establishment of policies which limit Clarkson Road and Lorne Park Road to no more than two lanes."

This motion carried.

Mayor Dobkin advised the members of the Committee that Council will be dealing with the first reading of the by-law to adopt the Draft Official Plan on Monday, November 29, 1976.

The meeting adjourned at 2:45 p.m.